



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



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, September 16, 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, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
Krista Wareham, Finance Director
Cliff Cross, Director, Development Services
Susana Huerta, Asst. Director, Development Services
Kris Kneese, Public Works/Utilities Director
Evan Williamson, Asst Public Works Director
Brian Vorauer, Police Chief
Derek Seelig, Police Lt.
Lynn Bizzell, Chief Fire/EMS
Frank Stead, Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Brandon Gold, Assistant IT Director
Laurie Cassidy, Deputy City Secretary
Cody Otis, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Leslie Ball-Embrey, Asst. to City Secretary

1. **CALL TO ORDER**

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

2. **INVOCATION**

Michael Burdick of Victory Fellowship Church delivered the Invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Jeryl Hoover led the Pledges.

4. COUNCIL COMMENTS

Councilmember Klein reported that he rode with an Officer on a Saturday evening from 7:00 pm-2:30 am and it was interesting, and he learned a lot. He reported that he attended the County Commissioners' Court meeting, and they are still working on their budget. He also stated that he attended the Market Square Redevelopment Committee meeting last week and they continue to raise money for the Glockenspiel. He thanked the PCAA for their work on the project and reminded everyone that they can still donate. He reported that they have about a million dollars pledged so far. He added that the Glockenspiel will cost \$2.2 million dollars and will be an attraction in our community that only Fredericksburg will have. He encouraged donations and thanked the PCAA for all the work that they and other non-profits are doing.

Councilmember Eidson reported that he had the immense pleasure of attending the Optimist Club breakfast this morning and thanked them for what they do. He added their program was in support of our local law enforcement. He mentioned that on behalf of the council, we can never say enough about how much we appreciate our Police Department and our Sheriff and Deputies. He thanked everyone that works in law enforcement.

Mayor Pro-Tem Kirchner reported this Thursday is "Movie in the Park" at Marketplatz with the movie Coco showing at 7:30 pm, with no cost to attend. She made note of all sponsors and stated there would be a concession stand. She also reported that Dr. Phillip has invited the community to a meaningful and historic church gathering at the Christian Methodist Episcopal Church, from 4:00 pm to 5:30 pm Sunday, September 21st. Lastly, October 1st is Coffee with a Cop from 7:30 am to 9:30 am at Java Ranch Coffee.

Councilmember Watson reported that on September 10th he and Tony Klein attended the Chamber of Commerce Leader's Breakfast. He added that the guest speaker was City Manager Bailey and spoke on everything Fredericksburg noting that it was highly informative. Lastly, he stated he will attend today's Airport Advisory Board meeting at 1:00 pm.

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)

Councilmember Watson moved to approve the Consent Agenda consisting of Items 5A and 5B. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

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.

Krista Wareham presented an overview of the Fiscal Year 2025-2026 Budget beginning October 1, 2025, and ending September 30, 2026 with the focus on expenses and revenues.

Councilmember Klein questioned the monthly \$10 fee for leaf pickup and asked to consider dropping the fee to \$5. Mayor Hoover added that the fee is expected to become effective January 1, 2026. It was asked if leaf pickup is an unusual service for the city to provide free of charge. City Manager Bailey stated yes, it is an unusual service, therefore the city was covering the expenses for that service. Mayor Hoover thanked Krista for an excellent budget presentation.

Councilmember Watson moved 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. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

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.

Councilmember Eidson moved to ratify the property tax revenue increase reflected in the Fiscal Year 2025-2026 Budget. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

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)

Councilmember Watson moved to adopt a tax rate of \$0.201161 per one hundred dollars (\$100) of assessed valuation for the General Fund Maintenance and Operations. Mayor Pro-Tem Kirchner seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

Mayor Pro-Tem Kirchner moved 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. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

Councilmember Eidson moved 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. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

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

Kris Kneese presented Ordinances 2025-29, 30, 31, and 32 individually. He reported that the last time fees were increased were in 2018 and in 2023.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2025-29 as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

ii. Ordinance 2025-30 amending Article 18.000 - Fees for Sanitary Landfill Service provided by the City.

Councilmember Klein moved to approve Ordinance 2025-30 as recommended by staff. Councilmember Eidson seconded the motion. The motion carried unanimously.

iii. Ordinance 2025-31 amending Article 14.100 - Fees for Garbage Collection Rates provided by the City.

Councilmember Klein moved to approve Ordinance 2025-31 as recommended by staff. Councilmember Watson seconded the motion. The motion carried unanimously.

iv. Ordinance 2025-32 amending Article 21.000 - Drainage Utility Fee provided by the City.

Councilmember Watson moved to approve Ordinance 2025-32 as recommended by staff. Councilmember Eidson seconded the motion. The motion carried unanimously.

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 Taken.

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

The applicant was not present; thus, Cliff Cross presented the rezoning request made by the Itz Family. He added that the Zoning Change is from R1, Single Family Residential to C2, Commercial for the property located at 104 North Olive.

Mayor Hoover declared the Public Hearing open and asked if anyone present would like to comment on said item. There were no comments. Mayor Hoover declared the Public Hearing closed.

Mayor Pro-Tem Kirchner moved to adopt Ordinance 2025-33 amending the Zoning from R1 to C1 for property at 104 North Olive. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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)

Applicant Dawn Bourgeois, Director of Create Healthy, stated that this permit request began with the remodel of the aquatic area. She added that the new square footage will include an indoor walking track and the pool will be expanded from 4 to 6 lanes. The therapy pool will also double in size.

Cliff reported that the parcel has two underlying zoning districts; thus, to expand the conditional use permit process would be required. He added that the Planning & Zoning Commission recommended the approval of said item.

Mayor Hoover declared the Public Hearing open and asked if anyone wanted to comment on said item.

George Studor addressed the Council and stated that he was confused about where the money was coming from and asked if it was Create Healthy Management Funds or from the Foundation. Mayor Pro-Tem Kirchner noted that said information was within the Ordinance 2025-34.

Mayor Hoover declared the Public Hearing closed.

Mayor Pro Tem Kirchner moved to adopt Ordinance 2025-34. Councilmember Watson seconded the motion. The motion carried as follows:

AYE: Councilmembers Watson, Eidson, Mayor Pro-Tem Kirchner, & Mayor Hoover
NAY: Councilmember Klein

- 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 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

P.V. McMinn explained his CUP experience over the past five years. He stated he was never told that if a CUP was approved; would exclude all other options and run with the land in perpetuity. He discussed Phase I Townhomes and provided the Council with a newly revised plan.

Cliff noted that the development plan has changed from the previous plans reviewed by the Planning & Zoning Commission. It was stated that the Council can either 1) consider the application as was considered and presented to Planning & Zoning or 2) do not approve it at all. Cliff added that the recommendation from the Planning & Zoning Commission was to deny approval of the Conditional Use Permit.

Mayor Hoover declared the Public Hearing open and called upon the following residents to speak.

Marlene Pilot, HOA President stated they need a better Comprehensive Plan to enhance the community, not destroy it.

Mrs. Weinheimer stated she has lived in Windcrest for 13 years. She went on to add the residents, her included, are opposed to this new construction and the 20' space between them and the new buildings.

Tom Musselman mentioned that the Planning & Zoning Commission reviewed the item for two lots. He asked the Council to send said item back since the Planning & Zoning Commission has not seen or reviewed this new plan.

Mayor Hoover declared the Public Hearing closed.

Mayor Hoover asked of the map that was shown on the screen. Cliff explained the applicant did a lot split creating three lots. Councilmember Klein asked if they could build whatever they choose. Cliff answered if it is a use by right, they can build it. PV McMinn stated that all he is asking for is to keep it simple and be allowed to build the Townhomes noted on the plans. Mayor Pro-Tem Kirchner stated that this circumvents our Planning & Zoning process since they have not reviewed the new plan. It was stated that the new plans can be sent back to the Planning & Zoning Commission, or the Council can approve it with a super majority vote.

Councilmember Klein moved to send said item back to the Planning & Zoning Commission. Councilmember Eidson seconded the motion. The motion carried as follows:

AYE: Councilmembers Klein, Eidson, Watson, and Mayor Pro-Tem Kirchner
NAY: Mayor Hoover

- H. Conduct 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.

Mayor Hoover declared the Public Hearing open and called upon the following residents to speak.

Phil Rowton asked the reason for said annexation. The applicant, Mark Cornett, stated that it was petitioned by the County for annexation. He spoke in support of the item, noting the benefits of the right-of-way annexation.

Mr. Clint Beicker, spoke in support of the annexation. He stated he is the property owner.

There being no other speakers, Mayor Hoover declared the public hearing closed, adding that no action was required.

- 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)

Leticia Vacek presented the Resolution to Council explaining the new requirements from the Office of the Attorney General regarding Public Information Requests.

Councilmember Klein moved to approve Resolution 2025-25. Councilmember Eidson seconded the motion. The motion carried unanimously.

7. CITY MANAGER'S REPORT

None

8. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items list and made mention of the upcoming meetings with the Council. He stated that a Special Meeting would be scheduled to discuss the Strategic Plan relating to various Ordinance updates.

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) – no need for ex session today.

Mayor Hoover announced that there was no need for an Executive Session. Therefore, said item was not discussed.

10. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 11:04 am.

Jeryl Hoover, Mayor

Attest:

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



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, October 7, 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, Asst. City Manager
Leticia Vacek, City Secretary
Maria Garcia, TOASE (City Attorney's Office)
Krista Wareham, Finance Director
Cliff Cross, Director, Development Services
Kris Kneese, Public Works/Utilities Director
Evan Williamson, Asst Public Works Director
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Laurie Cassidy, Deputy City Secretary
Brandon Gold, Assistant IT Director
Cody Otis, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Leslie Ball-Embrey, Asst. to City Secretary

1. CALL TO ORDER

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

2. INVOCATION

Cody Carnett, Pastor at Trinity Church delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. COUNCIL COMMENTS

Councilmember Eidson commented on the Oktoberfest weekend. On October 17th he attended the Chamber and Clear River Ribbon Cutting celebrating Clear River's 35th Anniversary. On the 22nd he attended the Fredericksburg Nature Center meeting and they are still working on their plans with the architect and fundraising. He also attended the CVB meeting on the 23rd. On the 26th he attended the EDC meeting, and on the 30th he attended the Town Hall meeting at the Herb Garden. He reported that tonight is National Night Out.

Councilmember Klein reported that the County has moved their meetings to the 2nd and 4th Tuesday of every month. He also noted he spent time in Hunt, Texas and noted they are still digging every day as two bodies are still missing.

Mayor Pro-Tem Kirchner wished Letty Vacek, City Secretary, a happy birthday. She reported that she was a panelist at the Hill Country Alliance Leadership Summit in Dripping Springs, adding they had a great turnout.

Councilmember Watson attended the Chamber Ribbon Cutting celebrating the 35th Anniversary of Clear River on October 17th and on the 18th, he attended the Frost Bank Groundbreaking. He also attended the Parks Foundation Movie in the Park at Marktplatz. On October 30th he attended the Town Hall meeting.

5. CONSENT AGENDA ITEMS

- 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).

Mayor Pro-Tem Kirchner moved to approve the Consent Agenda Items 5A, 5B, and 5C. Councilmember Klein seconded the motion. The motion carried unanimously.

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)

Mayor Hoover announced that Item 6A would be discussed in Executive Session.

- 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 the Applicant
- ii Presentation by the 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 the Applicant
 - ii Presentation by the 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 the Staff
 - iii Hold Public Hearing
 - iv No Action

Mayor Hoover explained that Items 6B, 6C, and 6D Public Hearings on 612 Hollmig Lane would be conducted together. He added that no action would be taken today. Mayor Hoover announced Item 6B, 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. Item 6C being the annexation request by Mark Cornett for Clint and Amy Beicker, and Item 6D is the request for land use change. Anyone who has not signed up to speak, who wishes to, will also be allowed to speak.

Clint Hawn, applicant and partner with Horizon Development, presented information regarding the Sonoma Oaks Subdivision-Phase II Land Use and Zoning Plan which included R1 population projections. Mr. Hawn also shared residential lot inventory/housing totals, discussing the current lot availability of 233 lots for construction or under construction. He added that Horizon is following the City of Fredericksburg 2024 Comprehensive Plan to fulfill the need for more single-family homes.

Cliff Cross noted that after reviewing this request, the land use designation recommended by the staff was R1, Single-Family Residential because it accommodates larger lot sizes, keeps density lower and is more appropriate.

Mayor Hoover declared the Public Hearing open for Items 6B, 6C, and 6D.

Brad Schneider shared concerns of the neighboring residents, the downstream drainage issues, noting the impact is severe. He added that the Developer still has not completed Phase I. He asked the Council to deny the annexation request.

Debbie Eckhardt Cox addressed the Council and spoke on behalf of her family. She stated that they have farmed and dealt with water diversion for the past twenty years and have never been compensated for the loss of prime farmland. She asked that the item be tabled. She noted Sonoma Phase I erosion issues have not been addressed.

Kyle Segner spoke on the erosion issues and impact downstream describing videos of the great amount of water flowing through the ditch. He asked the City/County to meet to discuss these concerns and find a solution to move forward.

Justin Causey stated he has a different perspective. He mentioned his family purchased a home in the Oaks of Windcrest and they love the development. It has allowed his family to move to Fredericksburg and move his business from Austin.

Jodie Kneese also mentioned the erosion issues and stated that they cooperated with the builder and were told that there was nothing the builder had to do. She added that this development is cutting through their property affecting their livelihood. She said she does not have a problem with development as long as it is done right. She asked that said item be tabled.

Janet Baird shared she is a fourth-generation property owner and is hoping to pass on the property to her children. She spoke of the impact of the traffic in the area. She asked what traffic studies have been done and how many vehicles the existing road can handle. She also asked how big is Fredericksburg projected to be. Lastly, she asked that this item be tabled.

Mayor Hoover asked about the traffic study. Garret said the Developer completed a traffic impact analysis that was submitted to the City for review. In addition, the city conducted a traffic study of Friendship Lane from Highway 16 all the way to 290 E that was completed by Riley Mountain Engineering. He added that the development has two access points. The traffic impact analysis did identify some issues along Friendship, but Hollmig Lane was not a major concern. The major concerns are further east. He mentioned the results of those studies and how it impacts this request will be taken into consideration.

Cheryl Rowton spoke about the right way to navigate through the city. She thanked the City Engineer that came out to meet with them. She stated that navigating the whole process is difficult and asked how it can be made easier to understand and access. She asked that their concerns be addressed.

Phil Rowton said he is fortunate to live off Hollmig Lane as he and his family have lived on the property for over 30 years. He believes healthy growth is what the community desires. He noted Phase I is not even complete yet and the area around Hollmig Lane has become very busy.

Devin Kleinfelder stated that he represents DR Horton. He spoke of the Stormwater Pollution Prevention Plan that prevents runoff. He noted that some water bypassed the culverts. He stated that they are actively working on this issue and are not finished making improvements. In terms of the stormwater solution, they are following all the best practices of TCEQ and doing weekly inspections to contain the sediment.

Linda Maurer stated that she resides right next to the development and asked the Council to reject this annexation request. She stated that first, the community has been in Stage 4 water restrictions and could move to Stage 5. She added that 132 homes would increase the water usage by two percent. She added that this does not take into consideration the two new hotels, and a new winery. Second, she asked how is it responsible to add more homes with three car garages which will add to the dangerous congestion at the new school intersection. She asked how will this affect the safety of our children, noting this is not responsible growth. She thanked County Commissioner Chuck Jenschke, Precinct 3 for being present.

Mayor Hoover also recognized Gillespie County Commissioner Chuck Jenschke, Precinct 3.

Gina Euderlin, whose family owns the property across the street from Phase II of the development shared that she is not opposed to responsible development. She said their property is one of the first that experiences water runoff from Phase I. There are

significant issues, and it is noted that damage and erosion are happening with only one inch of rain. She added if not addressed now, it will cost much more later. She asked that no retention ponds be permitted within the development but require downstream rain analysis from all developers with consequences.

Jeff Dittmar spoke of the property which has been in his family over the past 150 years. He stated that he lives at the end of Hollmig Lane. He noted that something needs to change proactively in the way this is managed as the development is affecting the landowners. He asked the Council to put themselves in their shoes and ask if this is okay.

Hugo Preciado provided the Council with a grading easement area map of Sonoma Units 2 and 3. He stated he owns the property directly affected from this development. He stated his protest of the annexation. He referenced the circled area on the map he provided relating to the grading easement area of Sonoma Units 2 and 3 noting this cannot allow the water runoff. He also stated that nobody has reached out to him about the water quality. He added that water run-off from the development runs onto his property, and nothing has been done to reach out to him.

George Studer noted that he is a watch dog and there are 80 cars picking up children at the middle school daily. He added this development will increase those numbers. He urged the Council to think about the safety of the children and speak with the administrators at the school.

Mayor Hoover declared the public hearing closed.

Councilmember Klein noted that there is an issue here related to water, and it must be taken care of. He stated he understands the County Judge and Commissioners are aware and it must be fixed.

Mayor Pro-Tem Kirchner said when there is an impact on the property owners, we need to be pro-active. She has asked that the County and City work together on this matter.

Mayor Hoover announced a five-minute break.

7. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items List with the Council. He reported that a list of items is being compiled for the scheduling of several special meetings which will be sent to the Council this week.

8. 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 (MARIA Garcia - TOASE)
- B. Discuss Nominees to the Gillespie Central Appraisal District Board of Directors per Texas Government Code Section 551.074 (MARIA Garcia - TOASE)

Mayor Hoover announced the Council would convene into Executive Session at 10:48 am.

Mayor Hoover reconvened the Executive Session at 10:51 am and announced that action was in order. The following action was taken.

8B. Mayor Pro-Tem Kirchner moved to nominate Jill Tabor and Graham Pearson to the Gillespie Central Appraisal District Board of Directors. Councilmember Watson seconded the motion. The motion carried unanimously.

9. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:51 am.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary



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: October 21, 2025

CATEGORY: CONSENT

CAPTION: Consider approval for the purchase of Water Department Equipment included in the Fiscal Year 2026 budget not to exceed \$560,115.57

SUMMARY:

As part of the FY 2026 budget, funds were approved for the purchase of equipment to replace aging equipment in the Water Department. The purchase of a dump truck with a total budget amount of \$164,427.97, four (4) ECS House Floating Brush Aerators for a total of \$237,700.00, and two (2) Crew Leader Trucks for a total of \$157,987.60 were included.

BACKGROUND:

The quotes for these pieces of equipment are attached for a total of \$560,115.57, which is over budget by \$115.67. However, parts from the existing floating brush aerators might be reused, saving \$28,000. These savings will not be known until equipment replacement is complete in the field and it's determined if parts can be reused or not. For this reason, City Staff recommends approval of the total amount not to exceed \$560,115.57.

FUNDING SOURCE: Water Department -
Enterprise Fund

FINANCIAL IMPACT:
\$560,115.57

STAFF RECOMMENDATION:

Staff recommends approval for the purchase of Water Department Equipment included in the Fiscal Year 2026 budget not to exceed \$560,115.57.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Dump Truck _Customer Letter(QUOTE174705)
2. Floating Brush Aerators_Fredericksburg_TX_30hp proposal_September 2025
3. Crew Leader trucks_Ford 2nd Quote

APPROVAL/REVIEW:



Kris Kneese, Director of Public Works, Utilities, and Engineer

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025



Rush Truck Center, San Antonio

8922 IH-10 East
Converse, TX 78109-5174
210-901-7100

Customer Proposal Letter

City Of Fredericksburg
126 W. Main St.
Fredericksburg, TX 78624

Thank you for trusting us with your business. Please review the proposal below, and if you approve, sign and return to us at your convenience. We look forward to working with you and will continue to do our best to earn your trust now and in the future.

VEHICLE INFORMATION

Year 2026 Make Peterbilt Model 548 Stock # 1912312 Serial # 2NP8LJ9X8TM800447

Quantity		Total
Truck Price per Unit	\$ 164,427.97	\$ 164,427.97
F.E.T. (Factory & Dealer Paid)	\$ 0.00	
Net Sales Price	\$ 164,427.97	\$ 164,427.97
Optional Extended Warranty(ies)		
State Sales Tax		
Documentary Fee	\$ 0.00	\$ 0.00
RushCare Service Subscription ⁽¹⁾⁽²⁾ 12 months	\$ 0.00	\$ 0.00
Total Sales Price	\$ 164,427.97	\$ 164,427.97
Trade Allowance (see DISCLAIMER Below)		
Deposit / Down Payment		
Unpaid Balance Due on Delivery	\$ 164,427.97	\$ 164,427.97

Sales Representative

Signature

Steve McCan

Steve McCan

Printed Name

Date

Purchaser

Signature

Printed Name / Title

Date

Accepted by Sales Manager
or General Manager

Signature

Printed Name

Date

Quote good until 10/25/2025

Note: The above Customer Proposal is a quotation only. Sale terms subject to approval of Sales Manager of Dealer.

DISCLAIMER: Any order based on this Proposal is subject to Customer executing Dealer's standard form Retail Sales Order and other required documents incorporating the above terms. Any documentary fees, FET, state tax, title, registration and license fees subject to adjustment and change. This Proposal is based upon Dealer's current and expected inventory, which is subject to change. Dealer is not obligated to retain any specific vehicles in stock, nor maintain any specific inventory levels. Dealer shall not be obligated to fulfill Proposal in event quoted vehicle(s) is not in stock or available within requested delivery schedule. **Manufacturer has reserved the right to change the price to Dealer of any vehicle not currently in Dealer's stock, without notice to Dealer. If a vehicle identified in this Proposal is not currently in Rush's stock at the time an order is placed by the Customer, Dealer reserves the right to change the vehicle price at any time to reflect any price increases imposed by the Manufacturer.** Dealer shall not be liable for any delay in providing or inability to provide Quoted Vehicle(s). Above listed Trade Value based upon current appraisal of Trade Vehicle(s). Dealer may adjust Trade Value of Trade Vehicle(s) to reflect changes in condition and/or mileage of Trade Vehicle(s) between date of current appraisal and acceptance of the Trade Vehicle by Customer.

⁽¹⁾ Includes subscription period for # of specified months. ⁽²⁾ Customer's use of RushCare Service is governed by the RushCare User Agreement located at <https://www.rushtruckcenters.com/rushcare-user-agreement>. ⁽³⁾ Customer's use of Telematics Services is governed by separate 3rd party license terms and Rush is not liable for the Telematic Service. ⁽⁴⁾ Gap Coverage is provided and administered by an independent 3rd party provider under a separate contract directly between Customer and the 3rd party provider.

CITY OF FREDERICKSBURG, TEXAS:
FLOATING BRUSH AERATOR PROPOSAL





For: City of Fredericksburg, Texas

Attn: Lyle Durst & Kris Kneese

Date: September 23, 2025

Project: Aeration Upgrade

Reference: 09232025-039-JCH

ECS House Industries' Floating Brush Aerators provide effective and efficient wastewater treatment through superior oxygen transfer and mixing rates. The ECS House Industries' Floating Brush Aerators have a Standard Aeration Efficiency of 3.0 lbs.O₂/hp/hr and mixing rates over 3,500 gpm/hp. The oxygen transfer and mixing rates described above are 25% to 40% better than other styles of surface aeration systems.

The House Brush Rotor design has been utilized in wastewater treatment plants for over 35 years, and has proven to be the industry leader in Floating Brush Aerator Technology.

ECS House Industries, Inc., would like to offer the following Floating Brush Aeration Equipment Proposal for the Fredericksburg WWTF. We meet and exceed all specification requirements.

Four (4) 30hp, TGIC Powder Coated & Stainless Steel, Floating Brush Aerator include:

Rotor Assembly (including brushes), Aerator Main Frame, Drive Enclosure, **Mooring System, from 304L Stainless Steel.

Foam Filled Floatation Tanks, Floatation Band Attachments, Non-Drive End Bearing Cover, Splash Shields, Electric Motor Cover are made out of 304L Stainless Steel.

Drive End and Non Drive End Shafts will be made out of 316L stainless steel.

Further detailed build characteristics and materials details are in the aerator specifications.

**The Mooring System shall consist of two (2) parallel mooring arms, one (1) cross brace assembly, and two (2) mooring arm anchoring attachments for bridge mounting or use existing mooring and floatation tanks.

Process Performance & Aerator Operations:

- 30hp, ECS House Industries, Inc. Floating Brush Aerator shall produce 81 lbs.02/hr
- ECS House Industries, Inc. Floating Brush Aerators shall produce a minimum pumping rate of 3,500 gpm/hp
- ECS House Industries, Inc. Floating Brush Aerators will meet all process performance requirements

Delivery:

- ECS House Industries, Inc. can guarantee delivery 5-8 weeks after receipt of approved purchase order agreement

Start-Up & Training Procedures:

ECS House Industries, Inc. will complete a startup/warranty certification that will help train plant personnel how to properly maintain the Floating Brush Aerators. The startup will include the following:

- Proper oil changing procedure & oil change frequency
- Proper grease lubrication procedures & lubrication frequencies
- Raptor Coupler alignment & replacement
- Drive & Non-Drive End Bearing replacement
- Review Aerator set-up & trouble shooting guide
- Visual aerator inspection: seal surfaces, bearings, & shafts
- Rotor & blade depth adjustment
- After aerator start-up, the Contractor/Representative/or Owner will check the Floating Brush Aerators for proper rotor assembly rotation, and the amperage draw of each electric motor. Each electric motor shall operate at a suggested 90% load based on the nameplate data.
- If any rotor assembly adjustments are necessary to improve the amperage draw and aerator performance, then this adjustment shall be performed in strict accordance to "Aerator Set-Up & Trouble Shooting Guide" provided by ECS House Industries, Inc.

Diesel F350 Crew Chassis Cab



Preview Order F996 - W3H 4x4 Crew Chas Cab DRW: Order Summary Time of Preview: 10/01/2025 09:38:52 Receipt: NA

Dealership Name: **McLane Ford of Fredericksburg, LLC**

Sales Code : F52145

Dealer Rep.	FELIPE LOPEZ	Type	Fleet	Vehicle Line	Superduty	Order Code	F996
Customer Name	CITY OF FRED	Priority Code	K3	Model Year	2026	Price Level	630

DESCRIPTION	MSRP	INVOICE	DESCRIPTION	MSRP	INVOICE
F350 4X4 CREW CHAS CAB DRW/179	\$58805	\$55865	PLATFORM RUNNING BOARDS	\$445	\$405
179 INCH WHEELBASE	\$0	\$0	14000# GVWR PACKAGE	\$0	\$0
TOTAL BASE VEHICLE	\$58805	\$53905	ENGINE BLOCK HEATER	\$250	\$228
OXFORD WHITE	\$0	\$0	50 STATE EMISSIONS	\$0	\$0
VINYL 40/20/40 SEATS	\$0	\$0	JOB #1 ORDER	\$0	\$0
MEDIUM DARK SLATE	\$0	\$0	TRAILER BRAKE CONTROLLER	\$300	\$273
PREFERRED EQUIPMENT PKG.640A	\$0	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0	\$0
.XL TRIM	\$0	\$0	DUAL BATTERY	\$0	\$0
.AIR CONDITIONING -- CFC FREE	\$0	\$0	REAR VIEW CAMERA & PREP KIT	\$515	\$468
.AM/FM STEREO MP3/CLK	\$0	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0	\$0
6.7L POWER STROKE V8 DIESEL	\$10995	\$10006	SPECIAL FLEET ACCOUNT CREDIT	\$0	\$-1960
10-SPEED AUTO TORQSHIFT	\$0	\$0	FUEL CHARGE	\$0	\$15.76
.LT245/75R17E BSW ALL-SEASON	\$0	\$0	PRICED DORA	\$0	\$0
3.73 RATIO NON LTD SLIP AXLE	\$0	\$0	ADVERTISING ASSESSMENT	\$0	\$0
FRONT LICENSE PLATE BRACKET	\$0	\$0	DESTINATION & DELIVERY	\$2595	\$2595
				MSRP	INVOICE
TOTAL BASE AND OPTIONS				\$73905	\$67895.76
DISCOUNTS				NA	NA
TOTAL				\$73905	\$67895.76

ORDERING FIN: QD665 END USER FIN: QD665

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

12,199 Royal Red
#80,094.76
- \$1,200 Disc. Rebate
#78,897.76
+ Fee

Quote Worksheet

Deal Number:	23308	5. Cash Price:	\$ 66,695.76
Contract Date:	10/01/25	6. Total We Owe:	\$ 12,199.00
2. Fin Inst:	CASHS	7. Rebate:	
3. Cust Name:	CITY OF FREDERICKSBURG	8. Cash Down:	
4. Est. Number:	F350DISCHAS	9. Trades:	
Unit		10. Fees:	\$ 16.75
Make:		11. Taxes:	\$ 82.29
Model:		12. Insurances:	
Days in Block:		13. Payment:	\$ 78,993.80

OS:

Drive out

x2 = \$157,987.60

Command Window

Command (0):

Enter a command, a field number, or press a function key. Enter ? for help.

F3-Sv/Ex	F5-RRcall	F6-Cust	F7-Veh	F8-Trd	F10-Misc	SF11->
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CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider and approve Resolution 2025-27 approving the City of Fredericksburg's Title VI Plan. (Leticia Vacek, City Secretary & Title VI Coordinator)

SUMMARY:

BACKGROUND:

The City of is required to establish a Title VI Non-discrimination Plan and implement the training components every 2 years. The Plan must be reviewed every 3 years.

FUNDING SOURCE: N/A

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:

Staff recommends approval.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Resolution Title VI Non-Discrim Plan
2. Title VI Compliance Policy Plan 9-29-2025

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: October 14, 2025



William McKamie, City Attorney

Date: October 14, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

RESOLUTION 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING A TITLE VI NON-DISCRIMINATION PLAN IN ACCORDANCE WITH FEDERAL REQUIREMENTS; AUTHORIZING THE CITY MANAGER TO SIGN THE TITLE VI PLAN DOCUMENT; 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 is committed to a policy of nondiscrimination in the conduct of its business, and intends that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of the City’s programs or activities; and

WHEREAS, as a recipient of federal funding, the City is required to comply with Title VI of the Civil Rights Act of 1964 and likewise adopt a Title VI Policy; and

WHEREAS, the City finds it in the public interest to formally adopt the City of Fredericksburg’s Title VI Plan (Exhibit “A”) that has been submitted and approved by the Texas Department of Transportation to prevent discrimination and to ensure equal access to all City programs, services and activities.

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

Section 1. All the above premises are true and correct, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The attached Title VI Non-Discrimination Plan (Exhibit “A”) is hereby adopted as the official policy of the City of Fredericksburg, Texas, for the enforcement of Title VI of the Civil Rights Act of 1964.

Section 3. The City Council hereby supports the City Manager in executing all documents necessary in relation to the Title VI Non-Discrimination Plan.

Section 4. This Resolution becomes effective immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Fredericksburg on this the 21st day of October 2025.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary/Records Management Officer

Approved as to Form:

Mick McKamie, City Attorney



THE CITY OF
Fredericksburg, Texas



Title VI Non-Discrimination Plan

Updated October 2025

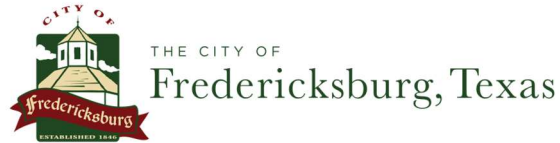


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ATTACHMENTS

ATTACHMENT 1 - Signed Title VI Policy Statement

ATTACHMENT 2 - Standard DOT Non-Discrimination Assurances & Appendices A-E

ATTACHMENT 3 - Organizational Chart

ATTACHMENT 4 - Complaint Form



INTRODUCTION

Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in any program or activity receiving federal financial assistance. Several other federal legal authorities supplement Title VI by extending protections based on age, sex, and disability. In addition, the Civil Rights Restoration Act of 1987 clarified Title VI enforcement by mandating that Title VI requirements apply to all programs and activities of federal-aid recipients regardless of whether any particular program or activity involves federal funds. Taken together, these laws require recipients and subrecipients of federal funds to ensure all programs and services are delivered to the public without discrimination.

The City of Fredericksburg (CITY), as a recipient of federal financial assistance, will ensure full compliance with Title VI of the Civil Rights Act of 1964; 49 C.F.R. Part 21 (Department of Transportation Regulations for the Implementation of Title VI of the Civil Rights Act of 1964); 49 C.F.R. Part 21; and related statutes and regulations. CITY acknowledges it is subject to and will comply with Federal Highway Administration Title VI Assurances.

This plan explains how CITY incorporates the requirements of Title VI and related legal authorities into its operations. The plan will be used as a reference for CITY and an informational resource for the public. The plan will be updated every 3 years after its adoption and publication to reflect changes in Title VI compliance operations.

DISCRIMINATION UNDER TITLE VI

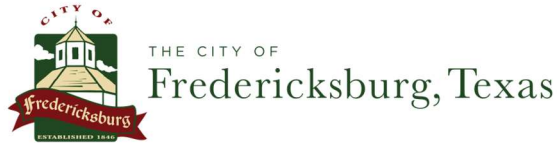
It is the responsibility of every CITY employee to prevent, minimize, and eradicate any form of discrimination. There are two types of discrimination prohibited under Title VI and its related statutes: (1) disparate treatment that alleges similarly situated persons are treated differently because of their race, color, or national origin (i.e., intentional discrimination); and (2) disparate impact/effects when a facially neutral policy, procedure, or practice results in different or inferior services or benefits to members of a protected group. The focus of disparate impact is on the consequences of a decision, policy, or practice rather than the intent.

Prohibited forms of discrimination may include, but not be limited to, the following:

- The denial of services, financial aid, or other benefits provided under a program;
- Distinctions in the quality, quantity, or manner in which a benefit is provided;
- Segregation or separation of persons in any part of the program;
- Restriction in the enjoyment of any advantages, privileges, or other benefits provided to others;
- Differing standards or requirements for participation;
- Methods of administration that directly or indirectly, or through contractual relationships would defeat or impair the accomplishment of effective nondiscrimination; or
- Discrimination in any activities or services related to a highway, infrastructure or facility built or repaired in whole or in part with federal funds.

CITY's efforts to prevent such discrimination must address, but not be limited to, how a program or activity:

- Impacts the public;
- Provides accessibility;
- Provides equal access to benefits;
- Encourages participation;
- Provides services equitably;
- Initiates contracting and training opportunities;



- Investigates complaints;
- Allocates funding; and
- Prioritizes projects.

AUTHORITIES

The authorities applicable to CITY Title VI/Nondiscrimination Program include:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. §2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- **49 CFR Part 21** (entitled Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of The Civil Rights Act of 1964);
- **23 CFR Part 200** (FHWA's Title VI/Nondiscrimination Regulation);
- **28 CFR Part 50.3** (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964); and,
- **Texas Administrative Code §9.4, Civil Rights – Title VI Compliance**

TITLE VI POLICY STATEMENT

It is the policy of CITY that no person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in any operation of CITY as provided by Title VI of the Civil Rights Act of 1964 and related statutes.

This policy applies to all operations of CITY, including its contractors and anyone who acts on behalf of CITY. This policy also applies to the operations of any department or agency to which CITY extends federal financial assistance. Federal financial assistance includes grants, training, use of equipment, donations of surplus property, and other assistance.

The nondiscrimination statement signed by the City Manager of the CITY, is included as Attachment 1.

STANDARD DOT ASSURANCES

The U.S. DOT requires that federal financial assistance be provided on the condition that the recipient provides an assurance that its programs and activities will be conducted in compliance with Title VI of the Civil Rights Act of 1964. The requirement is located at 49 CFR 21.7(a). To support the implementation of this requirement, the U.S. DOT provided an assurances agreement in U.S. DOT Order 1050.2A that federal fund recipients and subrecipients must sign as a condition of receiving federal financial assistance.

The assurances agreement provides specific non-discrimination language, CITY, is required to include in bid solicitations or requests for proposal, contracts, and real estate agreements. CITY is committed to ensuring the necessary language is used as prescribed in the assurances agreement.

In accordance with this requirement, CITY has signed the U.S. DOT Standard Title VI/Non-Discrimination Assurances and Appendices A-E. The document is attached as Attachment 2.

ORGANIZATION AND STAFFING

The City Manager of the CITY is responsible for assuring full compliance with the provisions of Title VI of the Civil Rights Act of 1964 and related statutes and has directed that non-discrimination is required of all agency employees, contractors, and agents pursuant to 23 C.F.R. Part 200 and 49 C.F.R. Part 21.



CITY has assigned the City Secretary, Leticia Vacek, to perform the duties of the Title VI Coordinator and ensure implementation of the agency's Title VI program. The Organizational Chart is attached as Attachment 3.

The Title VI Coordinator, with assistance from other city staff and departments, is assigned the responsibility for implementing, monitoring, and ensuring the CITY's compliance with Title VI regulations. Title VI responsibilities are as follows:

- Maintaining and updating the Title VI plan on the CITY's behalf;
- Ensuring city employees receive necessary Title VI training;
- Ensuring prompt processing of Title VI complaints and referral to Texas Department of Transportation;
- Developing procedures for the collection and analysis of statistical data;
- Review internal policies and, where applicable, include Title VI and related requirements; and
- Developing Title VI information for dissemination internally and externally;

The City of Fredericksburg will ensure that its staff understand Title VI of the Civil Rights Act of 1964 and how it may apply to their work. The following options are available for providing training:

- Attendance at any available Title VI trainings provided by the Texas Department of Transportation, U.S. Department of Transportation or its applicable operating administrations, or the U.S. Department of Justice.
- Viewing the video 'Title VI at TxDOT' produced by TxDOT. This training provides a general Title VI overview as well as TxDOT specific information.
- Viewing the video 'Understanding and Abiding by Title VI of the Civil Rights Act of 1964' produced by the U.S. Department of Justice

The City will ensure that staff have received sufficient training during new employee orientation activities and periodically thereafter.

PRIMARY PROGRAM AREA DESCRIPTIONS & REVIEW PROCEDURES

The City Manager is responsible for ensuring the implementation of the CITY's Title VI program. The Title VI Coordinator, Leticia Vacek, will assist in the overall administration of the program, plan and assurances. The CITY engages in the following program areas:

Program Area and General Description	Title VI/Non-Discrimination Concerns and Responsibilities	Review Procedures for Ensuring Non-Discrimination
Right of Way Management: The Engineering Department reviews and approves city projects, including developments and infrastructure. They ensure compliance with safety standards, review studies, and collaborate with agencies like TxDOT, TCEQ, TWDB, FEMA & HCUWCD to plan for future needs, serving Fredericksburg residents and assisting with projects.	The Current Ordinance contains no Title VI provisions for Right of Way Management.	In an effort to meet the needs of entities that will be affected by the Right of Way Ordinance, City Staff will meet with the various entities to participate in the drafting of an amended ordinance. City Staff will review and implement comments and suggestions made by the entities and create a new and comprehensive Right of Way Management Ordinance that will

		accommodate the entities' need to use the Public Rights of Way to provide services to the public while allowing the City to insure that the public safety is maintained and that public inconvenience is minimized; to protect the City's infrastructure investment; to facilitate work within the Public Rights of Way; and to fairly and responsibly protect the public health, safety, and welfare.
Contracts & Purchasing: Develops and manages contracts and contracting opportunities, including specifications, bidding process, and contract execution.	Maintaining an open and fair bidding process for all contracts.	Title VI Assurances will be included in all contracts. Purchasing Department will review contracts for necessary Title VI language.
Maintenance: Services city-owned utilities and roadways within city right-of-way, including, but not limited to, providing: Utility & roadway repair, street signage, mowing, sanitation services, electric, water, & sewer service.	Ensuring no communities are subject to a disparate lack of maintenance services based on a protected class.	Engineering & Public Works Department reviews plans to ensure that no protected class communities have disproportionately benefited or been harmed by the delivery of essential city utility services.
Program Area and General Description	Title VI/Non-Discrimination Concerns and Responsibilities	Review Procedures for Ensuring Non-Discrimination
Public Engagement: Coordinates public engagement activities for planning and project development, as well as relationship-building engagement activities.	Comprehensive public participation to ensure all stakeholders have an opportunity to voice their opinions.	The City Manager hosts the 'Coffee with the City Manager' series monthly for all city residents to discuss any topic or voice concerns to city staff. This event is in-person at a large public meeting space and live-streamed and recorded for those who cannot attend. The City maintains a meeting calendar as well as an archive of all public notices, agendas, & announcements on the webpage. City leadership hosts town hall events throughout the year where city staff go to neighborhoods to speak directly with residents. All neighborhoods within the city



		limits are visited in small sections to create a more personal setting.
Planning: Short-term and long-term planning of transportation projects.	Ensuring there is no disproportionate impact of transportation projects or lack of transportation on individuals or groups based on a protected class status.	Appropriate city staff work together to review all transportation plans against the Comprehensive Plan adopted in 2024 to ensure the best outcome for all city residents.
Program Area and General Description	Title VI/Non-Discrimination Concerns and Responsibilities	Review Procedures for Ensuring Non-Discrimination
Parks & Recreation: Coordinates recreation activities and provides facilities for all city residents.	Disproportionate impact of recreational activities for all.	The City manages a multitude of public recreation spaces made available to all residents and visitors, including, • Several public parks are located throughout town. Each with different facilities including hiking, basketball courts, skating, tennis, pickleball, soccer, baseball & softball. • Two public pools. • Outdoor open-air and indoor air-conditioned pavilions. • Dog park. • Lady Bird Johnson Golf Course



THE CITY OF
Fredericksburg, Texas

		Fredericksburg Nature Center, equipped with a Handicapped Accessible Trail that provides visitors of all abilities with access to the trail.
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Program Area and General Description	Title VI/Non-Discrimination Concerns and Responsibilities	Review Procedures for Ensuring Non-Discrimination
Limited English Proficiency (LEP)	Languages in the community spoken other than English.	Sign interpretation and language translators or other special assistance are made available through the City Secretary's office and must be requested 48 hours in advance by contacting the City Secretary's Office at (830) 997-7521. Implement a Language Resource page that promotes public access to essential information and services in languages other than English. Continually monitor and evaluate efforts to provide language access. Maintain a list of bilingual staff and the languages they interpret or translate. Notice of Rights: In accordance with 23 CFR 200.9(a)(12), the City of Fredericksburg is required to develop Title VI information for dissemination to the general public and, where appropriate, in languages other than English. Notice of the City of Fredericksburg Title VI policies and procedures are listed in many places such as City Hall, Municipal Court and other public facing buildings.



THE CITY OF
Fredericksburg, Texas

		Notification to Beneficiaries: The City of Fredericksburg's website is continuously updated to ensure Title VI information is readily accessible to the public. The website informs the public of their rights under Title VI and provides information on how to file a complaint. Title VI information available on the City of Fredericksburg's website includes: • City of Fredericksburg Title VI/Nondiscrimination Plan • Title VI and Related Statutes Nondiscrimination Statement (English and Spanish) • Title VI Nondiscrimination Assurances • TxDOT's External Discrimination Complaint Form (English and Spanish) • Title VI Poster
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Annual Reviews - All programs will be reviewed annually to assure effectiveness in their compliance of Title VI provisions. This is in addition to the day-to-day monitoring. The Title VI Coordinator and program representatives will coordinate efforts to ensure equal participation in all their programs and activities at all levels.

Remedial Action - CITY will actively pursue the prevention of any Title VI deficiencies or violations and will take the necessary steps to ensure compliance with program administrative requirements. If irregularities occur in the administration of the federal-aid highway program's operation, whether internally or with contractors, corrective measures will be taken to resolve Title VI issues within a period not to exceed 90 days.

Sources of data and analysis tools include:

- Census Data
- American Community Survey
- School Districts
- Forms or Surveys from the public
- Boards & Committees

- Field Observations

DATA COLLECTION AND ANALYSIS

Statistical data on race, color, or national origin, English language proficiency of participants in and beneficiaries of City programs, e.g. impacted citizens and affected communities, will be gathered and maintained by the City. The gathering procedures will be reviewed annually to ensure sufficiency of the data in meeting the requirements of the Title VI program.

Program Area	Type of Data Collected & Process for Collecting	Purpose for Collecting the Data)
Right of Way	Collecting demographic data from property owners who may be subject to right of way activities by including inputs for demographic data on the appropriate form(s).	Ensuring right of way activities do not disproportionately affect individuals or groups based on a protected class status.
Contracting	Identifying contractors who are a Disadvantaged Business Enterprise (DBE) Historically Underutilized Business (HUB) Small Business Enterprise (SBE)	Ensuring equal opportunity in contracting to all individuals and groups.
Planning	Reviewing data from the U.S. Census Bureau and other credible sources to determine demographic make-up of the local community.	Ensuring project impacts do not disproportionately impact any individuals or groups based on a protected class status.
Public Engagement	Reviewing data from the U.S. Census Bureau and other credible sources to determine demographic make-up of the local community. Providing demographic questionnaires to public engagement participants and including demographic questions in public surveys.	Ensuring communications and interactions with the public sufficiently reach all local demographics.
Maintenance	Reviewing maintenance activities by geography and demographic makeup of communities receiving the maintenance services.	Ensuring no communities are subject to a disparate lack of maintenance services based on a protected class.



PUBLIC ENGAGEMENT

The City of Fredericksburg provides notifications by mail for any ordinance changes, utility bill stuffers for various announcements, and posts information and notifications of all public meetings/hearings to public facing buildings. These avenues ensure all citizens can receive important information.

In keeping with evolving technology, the City of Fredericksburg also uses social media to spread important information quickly and effectively to all residents. Platforms like Instagram, Facebook, and X, allow the City of Fredericksburg to communicate and interact directly with residents in real time, bypassing traditional media channels. The City's Public Information Officer uses social media for the following purposes,

- Emergency Alerts –safety tips and updates from local emergency services
- Public Service Announcements
- City Project Updates – construction, road closures, and future projects
- Transparency – Public meeting updates and reminders, decisions affecting the public
- Event Promotion and Engagement – announcements regarding community events, town hall meetings, festivals and recreation programs

By using social media, the City of Fredericksburg can reach residents quickly and directly. The digital approach supports the City's reasonable efforts to provide information to all residents.

LIMITED ENGLISH PROFICIENCY (LEP)

The American Community Survey is the source of population information to be used in the program. To determine the languages spoken by our citizens, staff pulled data tables from the 2023 American Community Survey Table DP02 Languages Spoken at Home.

City of Fredericksburg, Texas			
Table DP02 Languages Spoken at Home - ACS 2023			
Label	Estimate	Margin of Error	Percent
Population 5 years and over	10,956	±150	-
English only	9,633	±462	87.9%
Language other than English	1,323	±403	12.1%
Speak a language other than English			
Spanish	980	±361	8.9%
Other Indo-European languages	238	±123	2.2%
Asian and Pacific Islander languages	105	±115	1.0%
Other languages	0	±23	0.0%

Source:

U.S. Census Bureau, U.S. Department of Commerce. "Selected Social Characteristics in the United States." *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP02*, <https://data.census.gov/table/ACSDP5Y2023.DP02?q=DP02&g=160XX00US4827348>.

The U.S. Department of Justice LEP Guidance advises each agency to "take reasonable steps to ensure 'meaningful' access to LEP individuals to the information and services they provide." It further explains that the identification of "reasonable steps to ensure meaningful access" will be contingent on a number of factors.

Among the four factors to be considered are:

1. The number or proportion of LEP persons in the eligible service population,
 - a. Fredericksburg has an estimated 12% of citizens with LEP. 8.9% of individuals speak Spanish.
2. The frequency with which LEP individuals come in contact with City services,
 - a. Requests for interpretation/translation services will be documented.
3. The importance of the service provided by the program,
 - a. Provides meaningful access to information for those with LEP.
4. The resources available to the City.
 - a. The City's access procedures allow citizens to request translation and interpretation services through the City Secretary's office. Translators and interpreters are available upon request with advanced notice.

Access Procedure for Persons with Limited English Proficiency (LEP)

The City of Fredericksburg makes every effort to provide translation and interpretation services to all individuals including those with limited English proficiency. When a need has been identified by the City or City receives a request, the City shall make every effort to provide services requested in a timely manner. The City will pay for the translation of vital documents and interpreter services.

Sign interpretation and language translators or other special assistance related to any public meeting or vital document are made available through the City Secretary's office and must be requested 7-10 days in advance by contacting the City Secretary's Office at (830) 997-7521.

For election processes, the City utilizes translation and interpretation services via the Verity Duo Standalone Universal Ballot Marking Device. This device can be used by all voters, including those with disabilities or voters needing assistance.

Annual Reviews – The City will continue to monitor and update its procedures to ensure accurate LEP needs are met. When a significant number or portion of the population needs information in a language other than English to participate in federally funded programs, City shall take reasonable steps to provide information in appropriate languages.



TITLE VI COMPLAINT PROCEDURES

Scope of Title VI Complaints

No person or groups of persons shall, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered by CITY, and its contractors on the grounds of race, color, or national origin.

The scope of Title VI covers all internal and external activities of CITY.

The following types of actions are prohibited under Title VI protections (See 49 C.F.R. 21.5):

- Excluding individuals or groups from participation in programs or activities
- Denying program services or benefits to individuals or groups
- Providing a different service or benefit or providing them in a manner different from what is provided to others
- Denying an opportunity to participate as a member of a planning, advisory or similar body that is an integral part of the program
- Retaliation for making a complaint or otherwise participating in any manner in an investigation or proceeding related to Title VI of the Civil Rights Act of 1964

The following procedures cover complaints filed under Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987. Any person who believes they, or any specific class of persons, to be subjected to prohibited discrimination based on race, color or national origin may file a written complaint individually or through a representative. A complaint must be filed no later than 180 days after the date of the alleged discrimination, unless the discrimination is ongoing, or the time for filing is extended by the FHWA. Complaints related to the Federal-aid highway program may be filed with TxDOT, FHWA Division Office, the FHWA Headquarters Office of Civil Rights (HCR), the USDOT Departmental Office of Civil Rights, or the USDOJ. CITY will ensure that all complaints are sent to the appropriate authority for disposition.

Complaints alleging violations of Title VI by subrecipients may be filed by mail, fax, in person, or e-mail directly with the following local, state and federal agencies:

City of Fredericksburg
Leticia Vacek, Title VI Coordinator
126 W Main Street
Fredericksburg, Texas 78624
lvacek@fbgtx.org

A complaint should contain the following information:

- A written explanation of the alleged discriminatory actions;
- The complainant's contact information including, if available: full name, postal address, phone number, and email address;
- The basis of the complaint (e.g., race, color, national origin, etc.);
- The names of specific persons and respondents (e.g., agencies/organizations) alleged to have discriminated;
- Sufficient information to understand the facts that led the complainant to believe that discrimination occurred in a program or activity that receives Federal financial assistance; and
- The date(s) of the alleged discriminatory act(s) and whether the alleged discrimination is on-going.



Citizens may also use the City's Title VI Complaint Form. This document is attached as Attachment 4.

Additionally, complaints filed against the subrecipient may also be filed with TxDOT or FHWA at:

Texas Department of Transportation (TxDOT)

Civil Rights Division
Attn: Title VI Program Administrator
125 E. 11st Street
Austin, TX 78701

Federal Highway Administration - Texas Division (FHWA)

Attn: Civil Rights Specialist
300 E. 8th St.
Austin, TX 78701

Federal Highway Administration (FHWA)

Office of Civil Rights
HCR-20, Room E81-320
1200 New Jersey Avenue, SE
Washington, DC 20590

Complaints and investigation files are confidential. The contents of such files will only be disclosed to appropriate City personnel, state and federal authorities in accordance with Federal and State laws. FHWA makes the final decision regarding any complaint. CITY will retain files in accordance with records retention schedules and all Federal guidelines.

The City of Fredericksburg maintains a complaint log to document all activity related to the complaint. Information captured includes:

- Complainant's name, and if provided, race, color, and national origin;
- Respondent's name;
- Basis(es) of the discrimination complaint;
- Allegation(s)/Issue(s) surrounding the discrimination complaint;
- Date the discrimination complaint was filed;
- Date the investigation was complete;
- Disposition;
- Disposition date; and
- Other pertinent information.



TITLE VI AND RELATED NONDISCRIMINATION STATEMENT

The City of Fredericksburg, Texas, as a recipient of Federal financial assistance and in accordance Title VI of the Civil Rights Act of 1964 and related statutes, ensures that no person shall, on the grounds of race, religion, color, national origin, sex, age, or disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any City program or activity.

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

Clinton Bailey, City Manager
City of Fredericksburg, TX
126 W. Main St.
Fredericksburg, TX 78624

DOT Order No. 1050.2A

The City of Fredericksburg (herein referred to as the "Recipient"), HEREBY AGREES THAT, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration (FHWA), is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.P.R. Part 21 (entitled Non-discrimination in Federally Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964);
- 28 C.P.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity," for which the Recipient receives Federal financial assistance from U.S. DOT, including the Federal Highway Administration.

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Nondiscrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non-discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally-assisted U.S. DOT programs:

1. The Recipient agrees that each "activity," facility," or "program," as defined in §§ 21.23(b) and 21.23(e) or 49 C.P.R § 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.
2. The Recipient will insert the following notification in all solicitations for bids, Requests for Proposals for work, or material subject to the Acts and the Regulations made in connection with all City of Fredericksburg projects and, in adapted form, in all proposals for negotiated agreements regardless of funding source:

"The Recipient, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

3. The Recipient will insert the clauses of Appendix A and Appendix E of this Assurance in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
 - a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods.
 - a. the period during which the property is used for a purpose for which the Federal financial

assistance is extended, or for another purpose involving the provision of similar services or benefits; or

b. the period during which the Recipient retains ownership or possession of the property.

9. The Recipient will provide for such methods of administration for the programs as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this assurance, the Recipient also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the U.S. DOT access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by the U.S. DOT. You must keep records, reports, and submit the material for review upon request to U.S. DOT, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The Recipient gives this assurance in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. DOT under all

Department of Transportation Programs. This assurance is binding on Texas, other recipients, subrecipients, sub-grantees, contractors, subcontractors and their subcontractors, transferees, successors in interest, and any other participants in all Department of Transportation programs. The person(s) signing below is/are authorized to sign this assurance on behalf of the Recipient.

Clinton Bailey, City Manager

Title of Recipient

Signature of Authorized Official

Date

9/26/25

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. Compliance with Regulations: The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, the FHWA, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. Non-discrimination: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. Information and Reports: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or FHWA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of

another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of a contractor's noncompliance with the Nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies, and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.
6. Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

Clauses for Deeds Transferring United States Property

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the City of Fredericksburg will accept title to the lands and maintain the project constructed thereon in accordance with all applicable federal statutes, the Regulations for the Administration of all DOT programs, and the policies and procedures prescribed by FHWA of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto City of Fredericksburg the all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto City of Fredericksburg and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another

purpose involving the provision of similar services or benefits and will be binding on the
City of Fredericksburg _____, its successors and assigns.

The City of Fredericksburg _____, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the City of Fredericksburg _____ will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.

**Clauses for Transfer or Real Property Acquired or Improved
Under the Activity, Facility, or Program**

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the Recipient pursuant to the provisions of Assurance 7(a):

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:
1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
- B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, City of Fredericksburg will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
- C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, City of Fredericksburg will have the right to enter or re-enter the lands and

*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.

facilities thereon, and the above-described lands and facilities will there upon revert to
and vest in and become the absolute property of the City of Fredericksburg
and its assigns. *

*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.

**Clauses for Construction/Use/Access to Real Property Acquired
Under the Activity, Facility, or Program**

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by the Recipient pursuant to the provisions of Assurance 7(b):

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.
- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Nondiscrimination covenants, City of Fredericksburg will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued. *
- C. With respect to deeds, in the event of breach of any of the above non-discrimination covenants, City of Fredericksburg will there upon revert to and vest in and become the absolute property of City of Fredericksburg and its assigns. *

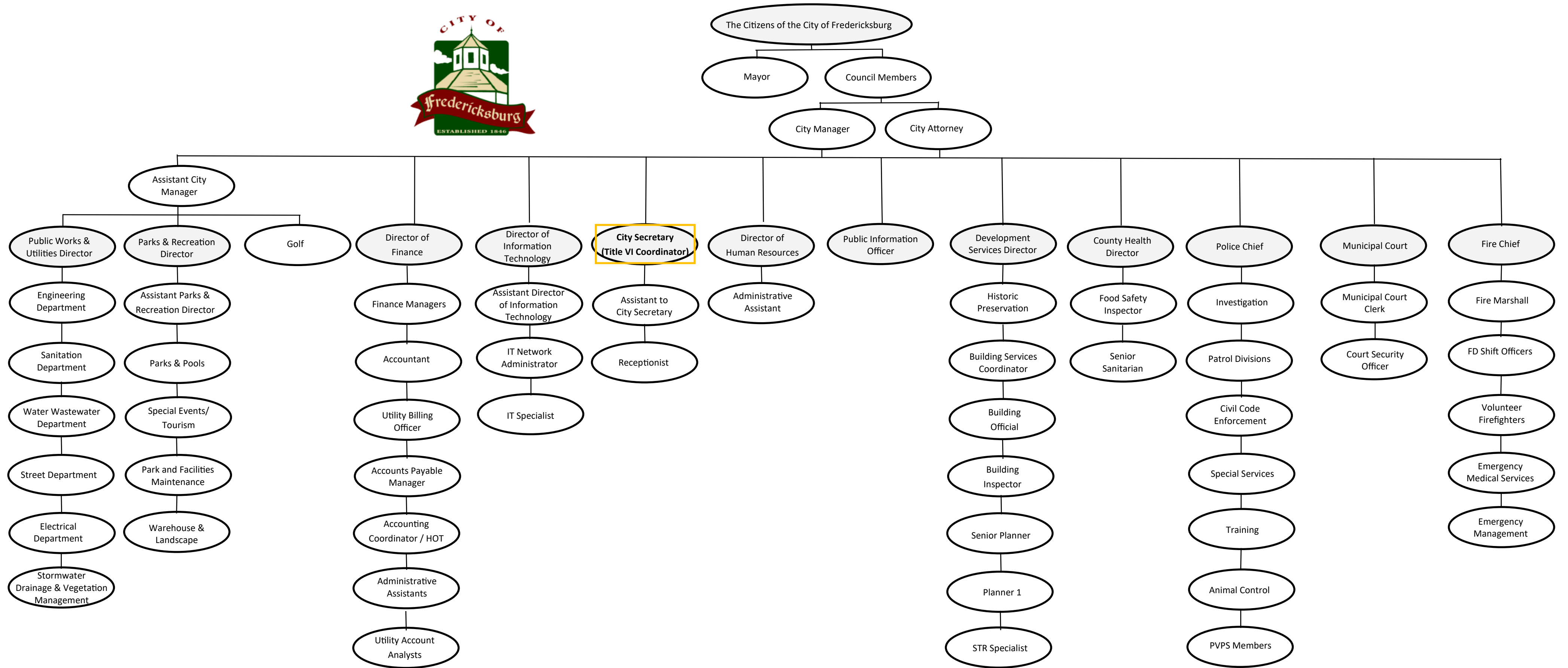
*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to -ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).





Title VI and ADA Complaint Form

Page 1 of 4

Last Name: _____ **First Name:** _____
Mailing Address: _____
City: _____ **State:** _____ **Zip Code:** _____
Phone Number: _____ **Alternative Phone Number:** _____
Email: _____

Please indicate the basis of your complaint:

☐ Race _____ ☐ National Origin _____
☐ Color _____ ☐ Disability _____

Date and place of alleged discriminatory actions. Please include the earliest date of discrimination and the most recent date of discrimination.

How were you discriminated against? Describe the nature of the action, decision, or conditions of the alleged discrimination. Explain as clearly as possible what happened and why you believe your protected status (basis) was a factor in the discrimination. Include how other persons were treated differently from you. (Attach additional pages, if necessary)

The law prohibits intimidation or retaliation against anyone because he/she has either taken action, or participated in action, to secure rights protected by these laws. If you feel that you have been retaliated against, separate from the discrimination alleged above, please explain the circumstances below. Explain what action you took which you believe was the cause for the alleged retaliation.

Names of individuals responsible for the discriminatory action(s):



Title VI and ADA Complaint Form

Names of persons (witnesses, fellow employees, supervisors, or others) whom we may contact for additional information to support or clarify your complaint: (Attach additional pages, if necessary).

	Name	Email:	Telephone
1.			
2.			
3.			
4.			

Have you filed, or intend to file, a complaint regarding the matter raised with any of the following? If yes, please provide the filing dates. Check all that apply.

- ☐ U.S. Department of Transportation _____
- ☐ Federal Highway Administration _____
- ☐ Federal Transit Administration _____
- ☐ Office of Federal Contract Compliance Programs _____
- ☐ U.S. Equal Employment Opportunity Commission _____
- ☐ U.S. Department of Justice _____
- ☐ Other _____

Have you discussed the complaint with any City employee? If yes, provide the name, position, and date of discussion.

Briefly explain what remedy, or action, you are seeking for the alleged discrimination.



Title VI and ADA Complaint Form

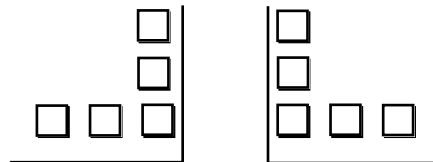
Page 3 of 4

Please provide any additional information and/or photographs, if applicable, that you believe will assist with an investigation.

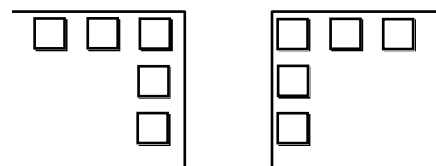
For ADA Complaints only, please provide the following information:

If applicable, please provide a description and the exact location of the non-accessible feature.

Street Name: _____



Street Name: _____



Please provide comments, suggestions, or other information that may assist us in providing a better service to you.



Title VI and ADA Complaint Form

Page 4 of 4

We cannot accept an unsigned complaint. Please sign and date the complaint form below.

Complainant's Signature

Date

You can email this form to **lvacek@fbgtx.org** or mail it to:

City of Fredericksburg
Title VI Coordinator
126 W. Main Street
Fredericksburg, TX 78624

FOR OFFICE USE ONLY

Date Complaint Received: _____ **Case #:** _____

Processed by: _____ **Date Referred:** _____

Referred to: ☐ USDOT ☐ FHWA ☐ FTA ☐ OFCCP ☐ Other _____



Formulario de Denuncia de Discriminación Externa

Page 1 of 4

Apellido: _____ **Nombre:** _____
Dirección: _____
Ciudad: _____ **Estado:** _____ **Código Postal:** _____
Teléfono: _____ **Teléfono Alternativo:** _____
Correo Electrónico: _____

Indica por favor la(s) base(s) de su queja:

☐ Raza _____ ☐ Edad _____
☐ Color _____ ☐ Discapacidad _____

Fecha y lugar de la(s) presunta(s) acción(es) discriminatoria(s). Favor de incluir la primera fecha de la presunta discriminación y la fecha más reciente de la presunta discriminación.

¿Cómo se discriminó contra usted? Describa la naturaleza de la acción, decisión o las circunstancias de la presunta discriminación. Explique, de la manera mas clara posible, que sucedió y porqué cree usted que su estatus protegido fue un factor en la discriminación. Incluya como otras personas fueron tratadas de distinta manera que usted. (Adjunte hojas adicionales de ser necesario).

La ley prohíbe intimidación o represalias contra cualquier persona ya sea por tomar acción o por participar en la toma de acción para asegurar los derechos protegidos por estas leyes. Si usted siente que se han tomado represalias en su contra, aparte de la presunta discriminación mencionada anteriormente, favor de explicar las circunstancias a continuación. Explique la acción que usted tomó que cree sea la causa de la presunta represalia.

Nombre de los individuos responsables de la(s) acción(es) discriminatoria(s):



Formulario de Denuncia de Discriminación Externa

Page 2 of 4

Nombre de personas (testigos, compañeros de trabajo, supervisores u otros) a quienes podamos contactar para obtener información adicional para respaldar o aclarar su queja: (Adjunte hojas adicionales de ser necesario).

	Nombre	Correo Electrónico	Teléfono
1.			
2.			
3.			
4.			

¿Alguna vez ha presentado, o tiene la intención de presentar, una queja con respecto a esta situación con cualquiera de las organizaciones que se mencionan a continuación? De ser así, favor de proporcionar las fechas en que se presentaron. Marque todas las que apliquen.

- ☐ Departamento de Transporte de los EE.UU. _____
- ☐ Administración Federal de Carreteras de los EE.UU. _____
- ☐ Administración de Transporte Federal de los EE.UU. _____
- ☐ Oficina de Programas de Cumplimiento de Contratos Federales de los EE.UU. _____
- ☐ Comisión para la Igualdad de Oportunidades en el Empleo de los EE.UU. _____
- ☐ Tribunal Federal o Estatal de los EE.UU. _____
- ☐ Otros _____

¿Ha hablado sobre la queja con algún personal de la ciudad? De ser así, favor de proporcionar el nombre y puesto de la persona y la fecha en la que tuvo la conversación.

--

Explique brevemente que remedio, o acción está usted buscando por la presunta discriminación.

--



Formulario de Denuncia de Discriminación Externa

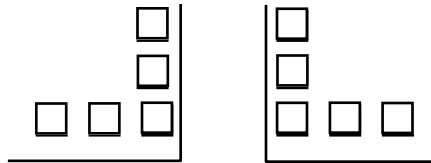
Page 3 of 4

Favor de proporcionar cualquier información adicional y/o fotografías, si son pertinentes, que usted crea ayudaran el la investigación.

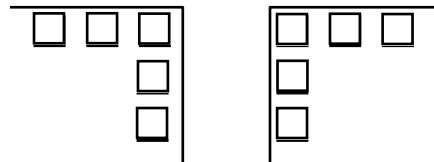
Por favor incluya la siguiente información solo para las Denuncias de Discriminación:

Si es pertinente, favor de incluir una descripción y el local exacto donde no se tiene accesibilidad.

Nombre de la calle: _____



Nombre de la calle: _____



Por favor incluya comentarios, sugerencias y cualquier otra información que nos pueda ayudar en proveerle un mejor servicio..



Formulario de Denuncia de Discriminación Externa

Page 4 of 4

No podemos aceptar una queja sin firma. Favor de incluir su firma y la fecha a continuación:

Firma del Demandante

Fecha

Puedes enviar esto por correo electronico a **lvacek@fbgtx.org** o enviar forma firmada al:
City of Fredericksburg
Title VI Coordinator
126 W. Main Street
Fredericksburg, TX 78624

FOR OFFICE USE ONLY

Date Complaint Received: _____ **Case #:** _____

Processed by: _____ **Date Referred:** _____

Referred to: ☐ USDOT ☐ FHWA ☐ FTA ☐ OFCCP ☐ Other _____



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: 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
-

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 135 lots. The plan is attached to this memorandum. This project would be considered the continuation of the Sonoma Oaks Subdivision that is currently under construction to develop 52 lots.

BACKGROUND:

As 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. In the updated development agreement provided on March 28th, 2025, the developer proposed they contribute 25% of the anticipated construction and soft costs of the improvements to the wet well of the existing lift station. See section 1.06 b. of the attached development agreement. Earlier this year, the City completed the Hollmig Lane sewer improvement project to address the new developments in the City limits contributing to the lift station. The necessary improvements to the lift station to serve the proposed additional lots would not need to take place if this development were not constructed. Therefore, staff recommends the development be responsible for the design and construction of the lift station improvements as approved by the Public Works and Engineering departments and according to City standards. The City will contribute up to 75% of the actual cost of construction from the impact fee fund.

Road improvements for Hollmig Lane will also be addressed in the development agreement. The developer agrees to improve the west side of Hollmig Lane to the City's collector standard. Additionally, staff recommends 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. In the updated development agreement provided March 28th, 2025 the developer agreed to make the improvements but included language that the City would reimburse 50% of the construction cost for the reconstruction of the existing roadway. Staff does not recommend approval. The current Sonoma Oaks subdivision is widening the frontage of Hollmig Lane along it's frontage. The east side of Hollmig is in varying condition and tying in the new pavement creates a disparity in driving surfaces on either side of the center line. By improving the west side to the collector standard and the east side to the ETJ standard, the project would address this issue. Once again this is to address concerns created by the proposed development and staff recommends all costs be addressed by the development.

The project did complete a traffic impact study, Exhibit D of the development agreement. The study found that all instructions preformed well based on the developments proposed and others in the area. However, the City has engaged an engineering firm to study the length of Friendship Lane including all submitted TIAs for developments along the corridor. Staff recommends deferring the approval of this development's TIA so that it can be included in the engineer's analysis of Friendship Lane and compared with traffic counts collected in recent months.

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 stormwater control ordinance and providing additional green space for the neighborhood.

FUNDING SOURCE: Impact fees for lift station improvements.

FINANCIAL IMPACT:

75% of the construction cost for improvement to the Hollmig Lane lift station.

STAFF RECOMMENDATION:

Staff reviewed the request and does not recommend approval of the annexation request and development agreement in its current form. The following items need to be addressed:

1. The City's reimbursement to the developer for the actual construction cost of the improvements to the Hollmig Lane lift station to City standards.
2. The development should take full responsibility for funding and constructing improvements to Hollmig Lane.
3. Addressing detention and run off concerns from the site.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2515_Sonoma South Annex Petition
2. Z-2515_Sonoma South_Survey_Legal Description
3. EXHIBIT D TIA from P-2502-Dev Ag Sonoma Oaks 2 combined 2-18-25
4. Draft Development Agreement For CC Packet_Redacted
5. Sonoma Oaks 2 Draft Conceptual Land Use Plan
6. Annexation Ordinance Parcels Sanoma 2

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



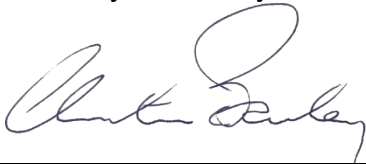
William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

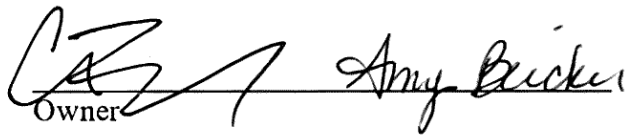
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

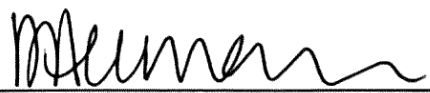
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex 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.


Owner

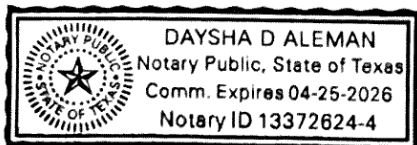
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

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





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.

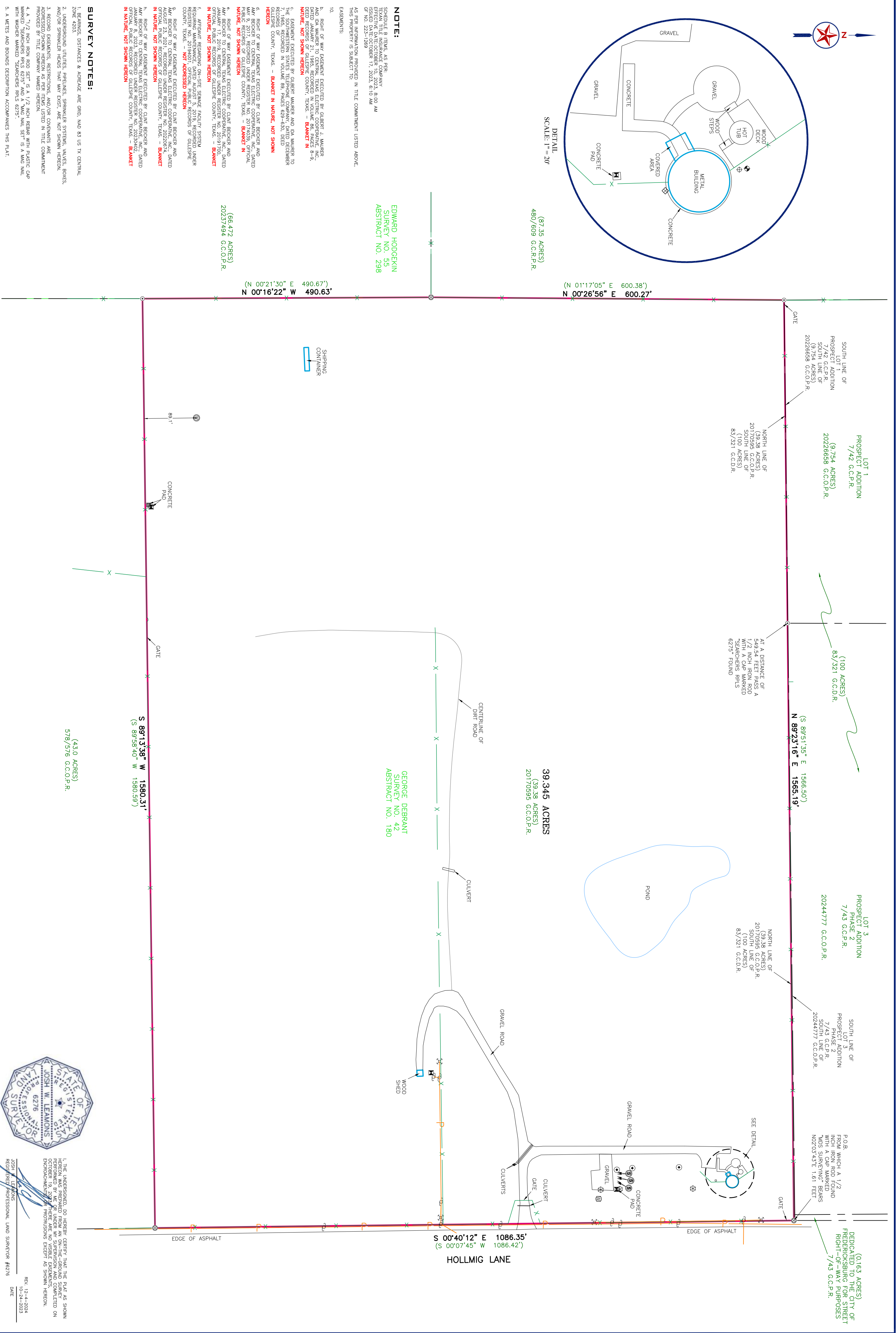
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



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





Traffic Impact Study - **DRAFT**

Sonoma Oaks Development

Fredericksburg, Texas

HORDT: 183007 | February 17, 2025



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

Traffic Impact Study

Sonoma Oaks Development
Fredericksburg, Texas

SEH No. HORDT 183007

February 17, 2025

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Texas.

Binebeb Tefefe, PE (CO,TX), PTOE

Date: February 18, 2025

License No.: _____

Reviewed By: Chad Jorgenson, PE, PTOE

Date: 02/17/2025

Short Elliott Hendrickson Inc.
97 Hitchin Post Trail, Office C
Fredericksburg, TX 78624-3395
830.362.1042



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Traffic Impact Study

Sonoma Oaks Development

1 Background

The following Traffic Impact Study (TIS) Report provides findings related to a traffic impact analysis performed to evaluate the impact of the proposed development of apartments at Sonoma Oaks located in southwest Fredericksburg, Texas. **Figure 1** is a project location map of the immediate project area and highlights the proposed development area as well as the study intersections. The development site layout, attached in **Appendix A**, shows the proposed development having 187 single family homes. The proposed development is expected to be fully constructed in 2029.

2 Data Collection & Existing Conditions

2.1 Existing Conditions

Friendship Lane, located north of the proposed development site, is a four-lane undivided roadway with a posted speed limit of 40 mph. Hollmig Lane, a local access road with a speed limit of 40 mph, is situated to the east of the development site. The proposed site plan includes one access point onto Friendship Lane via Teal Street and three access points onto Hollmig Lane, all located on the eastern side of the development. All proposed access points will operate as two-way stop-controlled intersections.

The intersection of Friendship Lane and Hollmig Lane is the only existing and operational intersection within the study area. As part of previously approved surrounding developments in close proximity to the Sonoma Oaks development, two additional intersections have been proposed on Friendship Lane. The intersection of Teal Street with Friendship Lane was proposed by the Carbon Apartments development TIS, whereas the intersection of Post Oak Road with Friendship Lane was proposed by the FISD middle school TIS. All existing and proposed intersections inside the study area are Two Way Stop Controlled (TWSC).



Path: X:\F\JHHORDT183007\5-final-dsgn\51-drawings\90-GIS\Sonoma Oaks Traffic Study GIS.aprx

	Intersection ID
	Previously Approved Developments
	Development Site



Project: HORDT 183007
Print Date: 2/14/2025

Map by: ljohnson
Projection: UTM 14N
Source: ESRI

Project Location

Sonoma Oaks Traffic Impact Study
Fredericksburg, TX

Figure
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

2.2 Traffic Counts Data

Traffic counts data for the study intersections were developed from 2022 turning movement counts collected as part of the Traffic Impact Study for the FISD Middle School. These counts were available for the intersections of Friendship Lane with Hollmig Lane and the intersections of Friendship Lane with Post Oak Road. Based on these traffic counts the critical peak hour for the primary street adjoining Sonoma Oak development, Friendship Lane, was determined to be 7:30-8:30 for AM Peak, and 4:45 – 5:45 for PM Peak. Background traffic volumes for the Existing Year (2025) and future full build analysis year (2029) were developed using the following procedures:

1. 2022 traffic counts from the FISD Middle School Traffic Impact Study were projected to 2025 with a linear annual growth rate of 2.1% derived from the TxDOT's Historical AADT data for Tivydale Road west of Texas Highway 16.
2. The existing traffic volumes for the intersection of Friendship Lane with Teal Street were determined by balancing traffic volumes with the intersection of Post Oak Road.
3. Full build out of the Sonoma Okas development is expected to be in 2029. The existing traffic counts were projected to future background traffic volumes based on 2.1% annual growth factor.

Figure 2 presents the Existing (2025) traffic volumes for the study intersections.

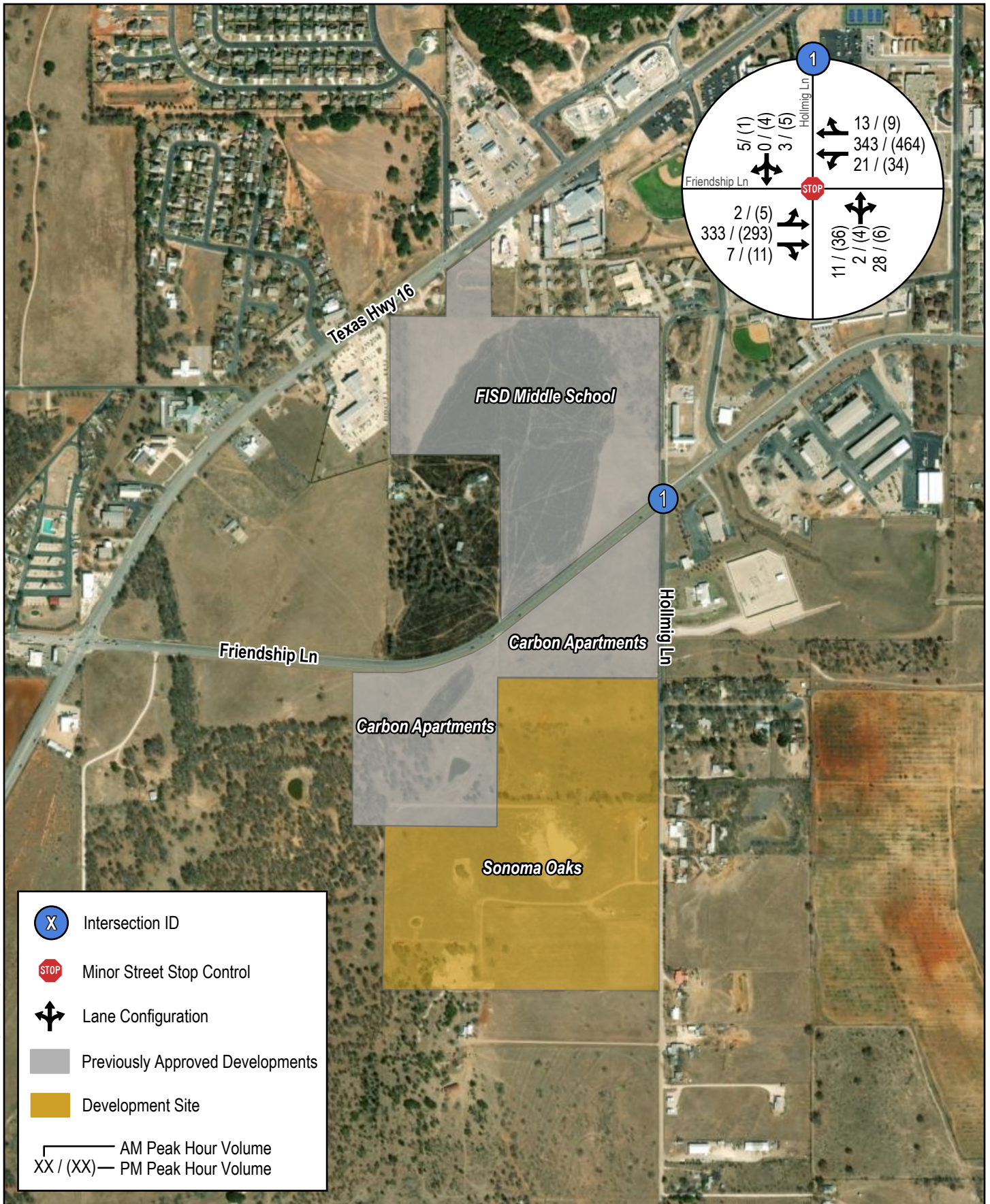
2.3 Surrounding Development Trips

Trips generated by the surrounding developments were added to the projected background traffic on the project roads. The trip generation figures of FISD Middle school and Cabon Apartments are presented in **Table 1**. **Figure 3** presents the Future (2029) without development (Baseline) traffic volumes.

Table 1 – Surrounding Developments Trip Generation

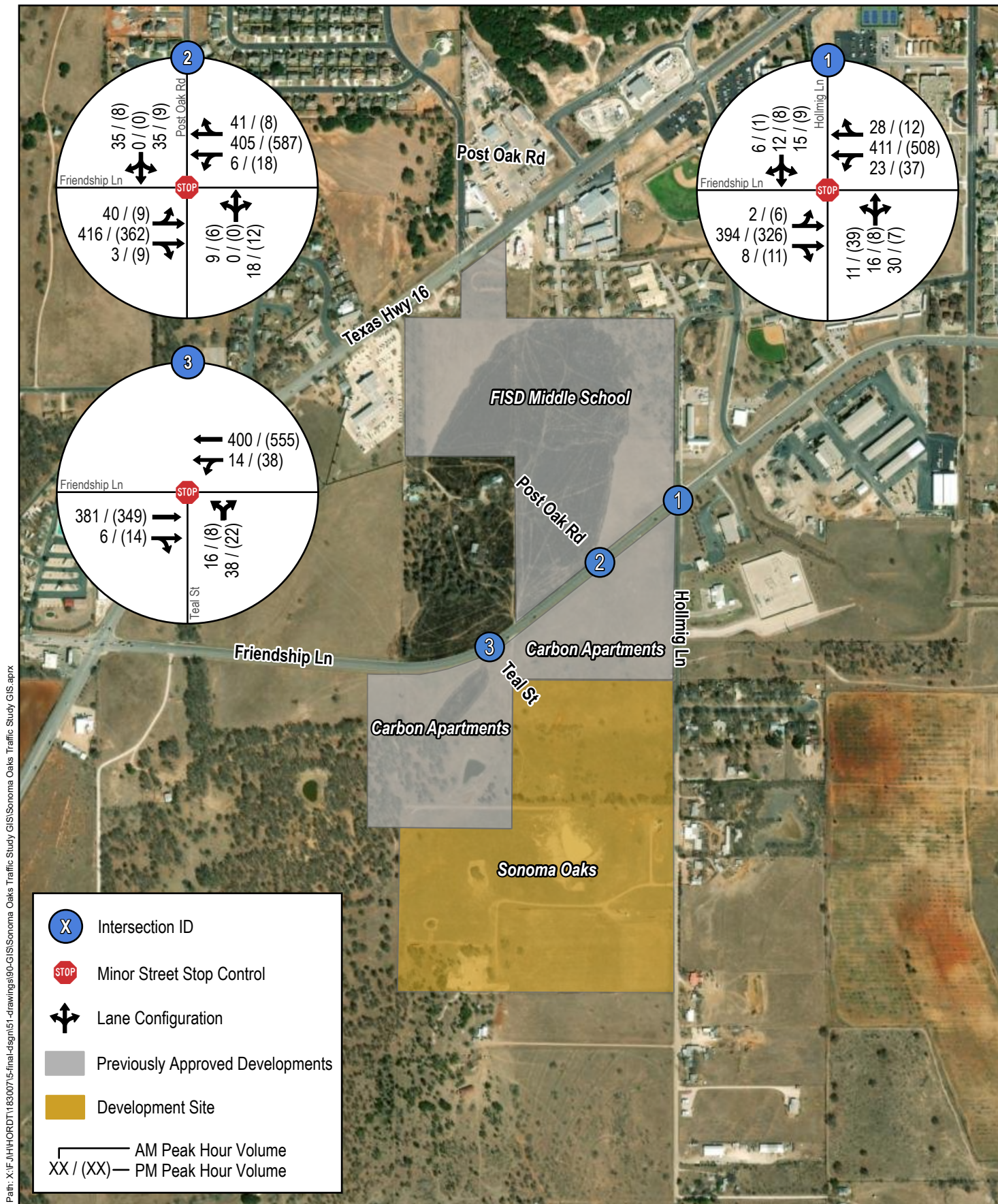
Development (ITE Code)	Units	AM Peak Hour (7:30 AM – 8:30 AM)			PM Peak Hour (4:45 PM – 5:45 PM)		
		Enter	Exit	Total	Enter	Exit	Total
FISD Middle School (ITE Code 522)	750 Students	272	231	503	54	59	113
Carbon Apartments (ITE Codes: 220/252)	234/62 Units	34	94	128	93	57	150

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		Project: HORDT 183007 Print Date: 2/14/2025	Existing Year (2025) Volumes Sonoma Oaks Traffic Impact Study Fredericksburg, TX	Figure 2
		Map by: IJohnson Projection: UTM 14N Source: ESRI		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.



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Intersection ID

Minor Street Stop Control

Lane Configuration

Previously Approved Developments

Development Site

AM Peak Hour Volume
 XX / (XX) — PM Peak Hour Volume

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3 Trip Generation and Distribution

3.1 Trip Generation

Trip Generation calculations were completed based on information obtained from the developer. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition was used to estimate AM and PM roadway peak hour trips for the proposed development. The proposed Sonoma Oaks development consisted of 52 units of single-family homes in the northern section of development and 135 units of single-family homes in the southern section of development. **Table 2** summarizes the trip generation estimates AM peak hour and PM peak hours of the development.

Table 2 – Development Site Trip Generation

Development Section	Number of Homes	Daily Trips	AM Peak Hour (7:30 – 8:30 AM)			PM Peak Hour (4:45 – 5:45 PM)		
			Enter	Exit	Total	Enter	Exit	Total
North Section	52	490	9	27	36	31	18	49
South Section	135	1,273	24	71	95	80	47	127
Total	187	1,763	33	98	131	111	65	176

3.2 Trip Distribution

Trip distribution for the site was completed based on the proposed site access points onto Friendship Lane Road and Hollmig Lane. Based on the proposed site plan, the majority (75%) of the development traffic is anticipated to use the development access on Teal Street whereas the remaining development traffic was assumed to use the accesses on Hollmig Lane. Trips were distributed according to the distribution pattern of existing traffic on Friendship Lane and Hollmig Lane. **Figure 4** presents the percentage distribution of incoming and outgoing trips generated by the proposed Sonoma Oaks development.

Based on the 2022 traffic counts, the distribution of vehicle movements was analyzed for both the AM and PM peak hours. During the AM peak hour, approximately 40% of inbound traffic originates from the west and 50% from the east along Friendship Lane, while 10% arrives from the north and south via Hollmig Lane. Outgoing development traffic is primarily distributed to Friendship Lane, with 45% traveling east and west, while 5% moves north and south via Hollmig Lane.

During the PM peak hour, approximately 40% of inbound traffic comes from the west and 55% from the east along Friendship Lane, with 10% arriving from the north and south via Hollmig Lane. Outgoing development traffic is predominantly directed westward (55%) and eastward (35%) on Friendship Lane, while 10% exits to the north and south via Hollmig Lane.

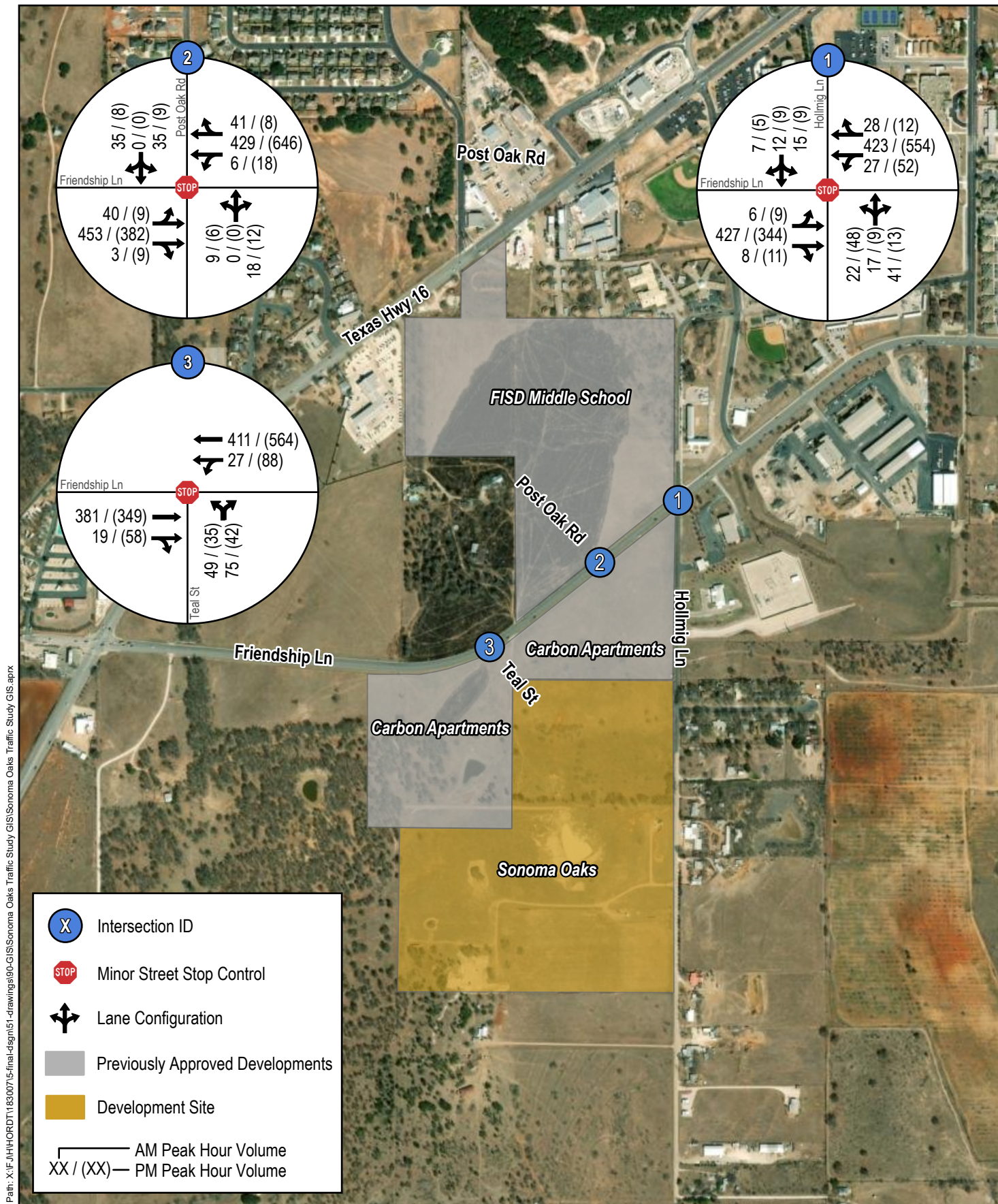
Figure 5 presents the Future (2029) with development (full build) traffic volumes.



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		Project: HORDT 183007 Print Date: 2/14/2025 Map by: ljohnson Projection: UTM 14N Source: ESRI	Development Trip Distribution Patterns Sonoma Oaks Traffic Study Fredericksburg, TX	Figure 4
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Path: X:\F\JHHORDT1183007\5-final-dsgn\51-drawings\90-GIS\Sonoma Oaks Traffic Study GIS.aprx

		Project: HORDT 183007 Print Date: 2/14/2025	Future Year (2029) With Development Volumes Sonoma Oaks Traffic Impact Study Fredericksburg, TX	Figure 5
		Map by: IJohnson Projection: UTM 14N Source: ESRI		

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

4 Operational Analysis

Traffic operations analyses were conducted to determine the level of service (LOS), delay, and queuing information for existing, future without development and with development scenarios. Each scenario modeled for this analysis is outlined later in this section.

LOS is a qualitative rating system used to describe the efficiency of traffic operations at an intersection. Six LOS values are defined, designated by letters A through F. LOS A represents the best operating conditions (no congestion), and LOS F represents the worst operating conditions (severe congestion).

Traffic operations analyses were performed using Synchro/SimTraffic (Version 11) software package for all scenarios. For signalized and unsignalized intersections Synchro/SimTraffic uses the methods outlined in the Highway Capacity Manual 6th Edition (HCM). LOS for intersections is determined by the average control delay per vehicle.

When analyzing minor street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approaches. When analyzing minor street stop-controlled intersections it is important to report delay of the overall intersection level of service as well as the delay on the side street stop-controlled approach. When considering overall intersection level of service, the total number of vehicles entering the intersection and the capability of the intersection to support these volumes is reported. Secondly, since the mainline does not have to stop, the majority of delay is attributed to side-street approaches. It is typical with higher mainline traffic volumes to experience high levels of delay on the side-street approaches, but acceptable overall intersection level of service during peak hour conditions. The overall intersection LOS at an unsignalized intersection is determined by the worst LOS on the minor street. **Table 3** shows the HCM delay criteria for LOS at unsignalized intersections.

Table 3 – Level of Service Delay Thresholds

Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized Intersections	Signalized Intersections
A	< 10	< 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

The proposed development is expected to be fully built out by 2029. As part of this project, the following scenarios were analyzed using Synchro/SimTraffic:

1. 2025 Existing Conditions Scenario: In this scenario, the existing two-way stop-controlled (TWSC) intersection of Friendship Lane at Hollmig Lane was analyzed using 2025 traffic volumes.
2. 2029 Without Development (No Build) Conditions Scenario: This scenario assessed the intersections of Friendship Lane with Hollmig Lane, Post Oak Road, and Teal Street. This analysis incorporated the projected 2029 background traffic on the study roadways, along with site-generated trips from FISD Middle School and Carbon Apartments.

3. 2029 With Development (Full Build-Out) Conditions Scenario: The site trips generated by the proposed Sonoma Oaks development were added on top of the 2029 Without Development (No Build) Conditions.

4.1 2025 Existing Conditions Scenario

The Existing Conditions scenario includes the turning movement counts outlined in Section 2.0. The intersection of Friendship Lane at Hollmig Lane is analyzed considering that is the only intersection operation around the proposed development. Traffic operations analysis for the study intersection concluded the intersection operates well with little or no delay on the main line, and with a LOS B and C on the minor side street approaches during the AM and PM Peaks.

Figure 6 – Existing Layout of Intersection of Friendship Lane at Hollmig Lane



Table 4 shows a summary of the intersection operations analysis under the 2025 Existing Conditions. More detailed results are attached in **Appendix B** at the end of this report.

Table 4 – Existing 2025 Intersection Capacity Analysis

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				
		EB	WB	NB	SB	Intersection ¹
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0/A	0.6/A	12.4/B	12.4/B	12.4/B
	PM	0.1/A	0.7/A	12.2/B	19.4/C	19.4/C
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

4.2 2029 Without Development Scenario

The 2029 Without Development Scenario assesses the impact of traffic volumes and roadway improvements identified in the previously completed Traffic Impact Studies within the study area. . Background turning movement volumes for 2029 were projected from 2022 counts using a 2.1% annual traffic growth rate. Trips generated by the FISD Middle School and Carbon Apartments, both currently under construction, were added to the projected background traffic volumes to establish the total 2029 Without Development turning movement volumes. Additionally, two new intersections proposed in previous traffic impact studies for FISD Middle School and Carbon Apartments are incorporated into the analysis of the Without Development Scenario. **Figure 7** shows the proposed intersections of Friendship Lane with Post Oak Road and Teal Street.

The traffic operations analysis results indicate that the study intersections will operate at acceptable levels of service (LOS) under the 2029 Without Development conditions. Below is a summary of the traffic operations the intersection in the future without development scenario.

- At the intersection of Friendship Lane and Hollmig Lane, the southbound approach operates at a LOS of C in both peak hours.
- At the intersection of Friendship Lane and Post Oak Rd, the southbound approach operates at a LOS of C in both peak hours.
- At the intersection of Friendship Lane and Teal Street, the northbound approach operates at a LOS B and C in the AM and PM peak hours, respectively.

Table 5 shows a summary of the intersection operations analysis under the 2029 Without Development Conditions. More detailed results are attached in **Appendix B**.

Figure 7 – Planned Intersection Geometrics of Friendship Lane with Post Oak Rd and Teal Street

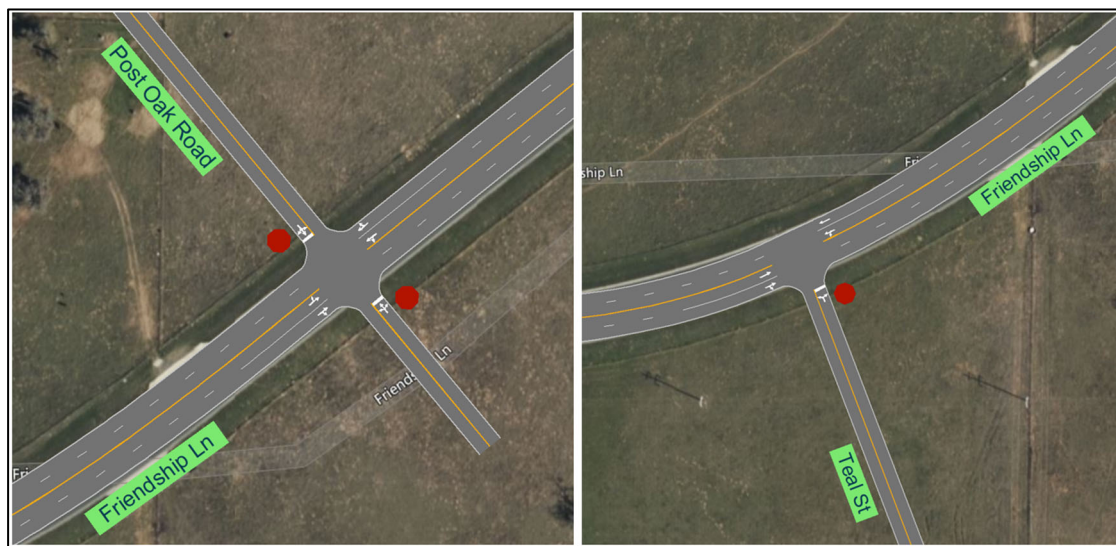


Table 5 – 2029 Without Development Intersection Capacity Analysis Results

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				Intersection ₁
		EB	WB	NB	SB	
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0.0/ A	0.5/ A	17.9/ C	22.4/ C	22.4/C
	PM	0.3/ A	0.7/ A	14.6/ C	24.7/ C	24.7/C
Friendship Lane at Post Oak Rd (TWSC ²)	AM	1.0/ A	0.1/ A	13.9/B	18.7/ C	18.7/C
	PM	0.3/ A	0.4/ A	12.7/B	16.4/ C	16.4/C
Friendship Lane at Teal Street (TWSC ²)	AM	0.0/ A	0.4/ A	12.0/B	-	12.0/B
	PM	0.0/ A	0.7/ A	11.7/B	-	11.7/B
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

4.3 2029 With Development Scenario

The 2029 With Development scenario adds the full build out of the proposed Sonoma Oaks development to the Without Development traffic volumes. The traffic operations analysis results indicate that the study intersections will operate at acceptable levels of service (LOS) under the 2029 With Development conditions. Below is a summary of the projected traffic operations conditions for all three intersections under the 2029 With Development Scenario.

- At the intersection of Friendship Lane and Hollmig Lane, the southbound approach operates at a LOS of C in the AM Peak hour and LOS D in the PM peak hour. Lane
- At the intersection of Friendship Lane and Post Oak Rd, the southbound approach operates at a LOS of C in both peak hours. Lane
- At the intersection of Friendship Lane and Teal Street, the northbound approach operates at a LOS B and C in the AM and PM peak hours respectively. Lane

Table 6 shows a summary of the intersection operations analysis under the 2029 With Development Conditions. More detailed results are attached in **Appendix B**.

Table 6 – 2029 With Development Intersection Capacity Analysis Results

Intersection	Peak Hour	Approach Delay (sec/veh) / LOS				Intersection ₁
		EB	WB	NB	SB	
Friendship Lane at Hollmig Lane (TWSC ²)	AM	0.1/ A	0.6/ A	21.2/ C	24.8/ C	24.8/C
	PM	0.3/ A	1.0/ A	18.1/ C	26.2/ D	26.2/D
Friendship Lane at Post Oak Rd (TWSC ²)	AM	1.0/ A	0.1/ A	14.7/B	20.2/ C	20.2/C
	PM	0.3/ A	0.3/ A	13.2/B	17.9/ C	17.9/C
Friendship Lane at Teal Street (TWSC ²)	AM	0.0/ A	0.7/ A	14.9/B	-	14.9/B
	PM	0.0/ A	1.6/ A	17.1/ C	-	17.1/C
1 Intersection delay/LOS for minor stop-controlled intersections is the delay/LOS of the worst approach						
2 TWSC: Two- Way Stop Controlled Intersection						

5 Findings and Recommendations

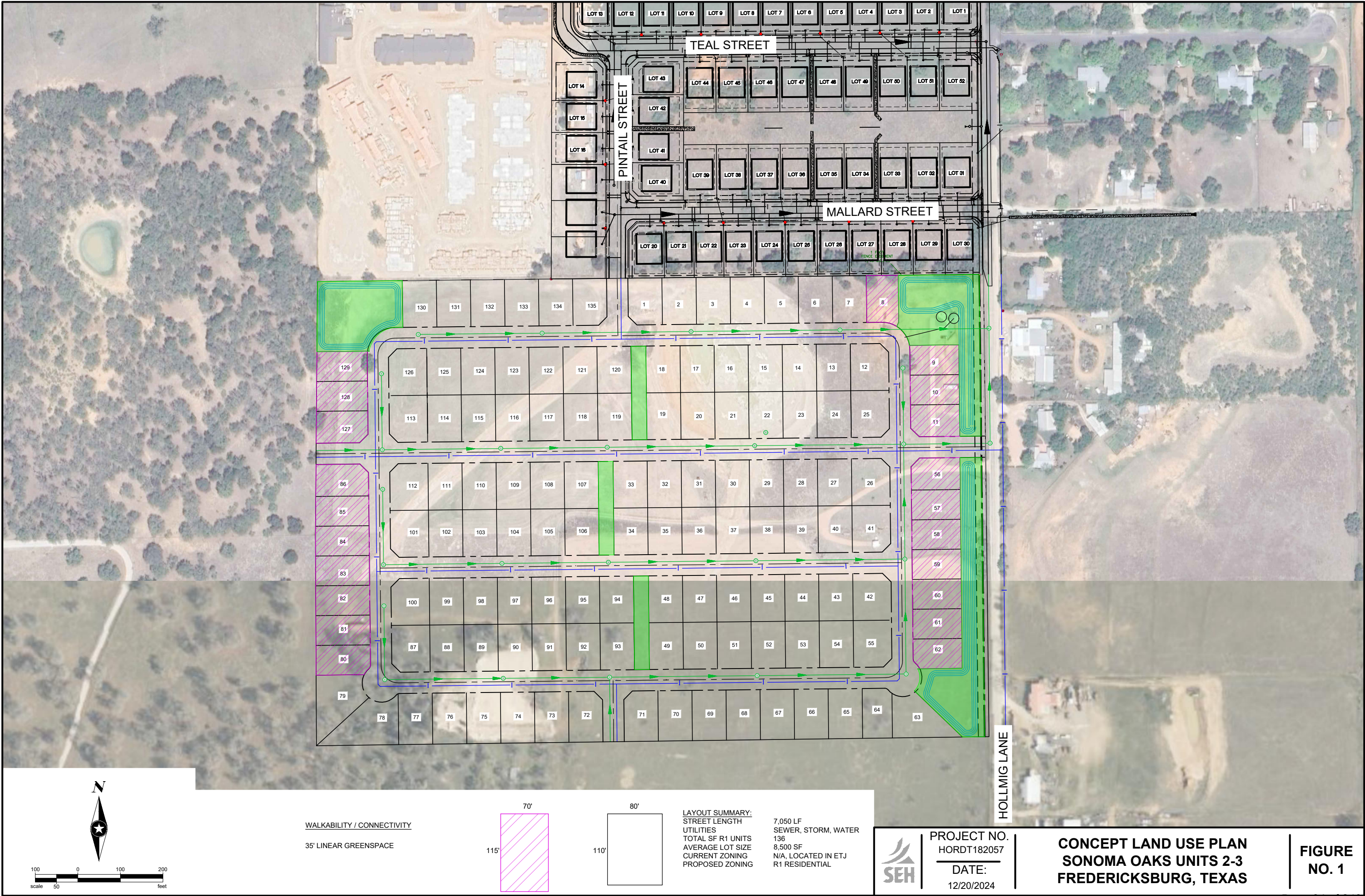
All proposed access points for the Sonoma Oaks development are expected to operate well as two-way stop-controlled intersections. This study also confirms that the traffic generated by the proposed development will not have a significant impact on the surrounding intersections within the study area and can be adequately accommodated by the infrastructure that will be in place by the time the development is fully built out.

Aside from the planned and currently under-construction intersections outlined in the approved traffic impact studies for surrounding developments, no additional roadway improvements are expected to be needed upon project completion.

Appendix A

Proposed Site Layout

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



Appendix B

Measures of Effectiveness Tables

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/15/2025

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	2	333	7	21	343	13	11	2	28	3	0	5
Future Vol, veh/h	2	333	7	21	343	13	11	2	28	3	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	5	5	5	7	7	7	5	5	5	0	0	0
Mvmt Flow	2	378	8	27	434	16	15	3	38	4	0	7
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	450	0	0	386	0	0	657	890	193	691	886	225
Stage 1	-	-	-	-	-	-	386	386	-	496	496	-
Stage 2	-	-	-	-	-	-	271	504	-	195	390	-
Critical Hdwy	4.2	-	-	4.24	-	-	7.6	6.6	7	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.6	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.6	-	6.5	5.5	-
Follow-up Hdwy	2.25	-	-	2.27	-	-	3.55	4.05	3.35	3.5	4	3.3
Pot Cap-1 Maneuver	1086	-	-	1134	-	-	344	275	807	335	286	784
Stage 1	-	-	-	-	-	-	601	601	-	529	549	-
Stage 2	-	-	-	-	-	-	703	532	-	794	611	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1086	-	-	1134	-	-	332	266	807	309	276	784
Mov Cap-2 Maneuver	-	-	-	-	-	-	332	266	-	309	276	-
Stage 1	-	-	-	-	-	-	600	600	-	528	531	-
Stage 2	-	-	-	-	-	-	674	515	-	751	610	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.6			12.4			12.4		
HCM LOS							B			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	544	1086	-	-	1134	-	-	497				
HCM Lane V/C Ratio	0.103	0.002	-	-	0.023	-	-	0.024				
HCM Control Delay (s)	12.4	8.3	0	-	8.3	0.1	-	12.4				
HCM Lane LOS	B	A	A	-	A	A	-	B				
HCM 95th %tile Q(veh)	0.3	0	-	-	0.1	-	-	0.1				

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/15/2025

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	5	293	11	34	464	9	6	4	36	5	4	1
Future Vol, veh/h	5	293	11	34	464	9	6	4	36	5	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	3	3	3	5	5	5	7	7	7	0	0	0
Mvmt Flow	6	337	13	38	521	10	9	6	52	8	6	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	531	0	0	350	0	0	696	963	175	786	964	266
Stage 1	-	-	-	-	-	-	356	356	-	602	602	-
Stage 2	-	-	-	-	-	-	340	607	-	184	362	-
Critical Hdwy	4.16	-	-	4.2	-	-	7.64	6.64	7.04	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.64	5.64	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.64	5.64	-	6.5	5.5	-
Follow-up Hdwy	2.23	-	-	2.25	-	-	3.57	4.07	3.37	3.5	4	3.3
Pot Cap-1 Maneuver	1026	-	-	1184	-	-	319	246	822	286	257	738
Stage 1	-	-	-	-	-	-	621	615	-	458	492	-
Stage 2	-	-	-	-	-	-	635	472	-	806	629	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1026	-	-	1184	-	-	300	233	822	252	243	738
Mov Cap-2 Maneuver	-	-	-	-	-	-	300	233	-	252	243	-
Stage 1	-	-	-	-	-	-	617	611	-	455	469	-
Stage 2	-	-	-	-	-	-	596	450	-	742	625	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.7			12.2			19.4		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	568	1026	-	-	1184	-	-	266
HCM Lane V/C Ratio	0.117	0.006	-	-	0.032	-	-	0.06
HCM Control Delay (s)	12.2	8.5	0	-	8.1	0.2	-	19.4
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.4	0	-	-	0.1	-	-	0.2

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	427	8	23	423	28	22	17	41	15	12	7
Future Vol, veh/h	6	427	8	23	423	28	22	17	41	15	12	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	4	4	4	6	6	6	4	4	4	0	0	0
Mvmt Flow	7	485	9	29	535	35	30	23	56	22	18	10
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	570	0	0	494	0	0	839	1132	247	879	1119	285
Stage 1	-	-	-	-	-	-	504	504	-	611	611	-
Stage 2	-	-	-	-	-	-	335	628	-	268	508	-
Critical Hdwy	4.18	-	-	4.22	-	-	7.58	6.58	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Follow-up Hdwy	2.24	-	-	2.26	-	-	3.54	4.04	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	985	-	-	1038	-	-	255	199	747	245	209	718
Stage 1	-	-	-	-	-	-	513	534	-	453	487	-
Stage 2	-	-	-	-	-	-	647	469	-	720	542	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	985	-	-	1038	-	-	225	189	747	197	198	718
Mov Cap-2 Maneuver	-	-	-	-	-	-	225	189	-	197	198	-
Stage 1	-	-	-	-	-	-	508	529	-	448	467	-
Stage 2	-	-	-	-	-	-	588	450	-	630	537	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.6			21.2			24.8		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	330	985	-	-	1038	-	-	232				
HCM Lane V/C Ratio	0.332	0.007	-	-	0.028	-	-	0.219				
HCM Control Delay (s)	21.2	8.7	0	-	8.6	0.2	-	24.8				
HCM Lane LOS	C	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	1.4	0	-	-	0.1	-	-	0.8				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	2											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Future Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	88	88	88	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	6	6	6
Mvmt Flow	38	0	38	10	0	20	45	515	3	8	543	52
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	933	1193	298	895	1218	259	595	0	0	518	0	0
Stage 1	585	585	-	607	607	-	-	-	-	-	-	-
Stage 2	348	608	-	288	611	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.22	-	-	4.22	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.26	-	-	2.26	-	-
Pot Cap-1 Maneuver	221	186	698	235	179	740	950	-	-	1017	-	-
Stage 1	464	496	-	450	485	-	-	-	-	-	-	-
Stage 2	641	484	-	695	482	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	202	171	698	209	165	740	950	-	-	1017	-	-
Mov Cap-2 Maneuver	202	171	-	209	165	-	-	-	-	-	-	-
Stage 1	433	490	-	420	453	-	-	-	-	-	-	-
Stage 2	582	452	-	649	476	-	-	-	-	-	-	-
Approach	SE		NW		NE		SW					
HCM Control Delay, s	20.2		14.7		1		0.1					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR					
Capacity (veh/h)	950	-	-	401	313	1017	-	-				
HCM Lane V/C Ratio	0.048	-	-	0.073	0.243	0.007	-	-				
HCM Control Delay (s)	9	0.3	-	14.7	20.2	8.6	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0.9	0	-	-				

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection						
Int Delay, s/veh	2.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	381	19	27	411	49	75
Future Vol, veh/h	381	19	27	411	49	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	79	79	92	92
Heavy Vehicles, %	6	6	6	6	2	2
Mvmt Flow	433	22	34	520	53	82
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	455	0	772	228
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	328	-
Critical Hdwy	-	-	4.22	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.26	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1074	-	336	775
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	702	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1074	-	321	775
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	670	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.7		14.9	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	497	-	-	1074	-	
HCM Lane V/C Ratio	0.271	-	-	0.032	-	
HCM Control Delay (s)	14.9	-	-	8.5	0.2	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	344	11	52	554	12	16	9	45	9	9	5
Future Vol, veh/h	9	344	11	52	554	12	16	9	45	9	9	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	2	2	2	4	4	4	6	6	6	0	0	0
Mvmt Flow	10	395	13	58	622	13	23	13	65	14	14	8
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	635	0	0	408	0	0	856	1173	204	969	1173	318
Stage 1	-	-	-	-	-	-	422	422	-	745	745	-
Stage 2	-	-	-	-	-	-	434	751	-	224	428	-
Critical Hdwy	4.14	-	-	4.18	-	-	7.62	6.62	7.02	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.24	-	-	3.56	4.06	3.36	3.5	4	3.3
Pot Cap-1 Maneuver	944	-	-	1133	-	-	245	185	790	211	194	684
Stage 1	-	-	-	-	-	-	569	577	-	377	424	-
Stage 2	-	-	-	-	-	-	560	407	-	764	588	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	944	-	-	1133	-	-	211	168	790	169	176	684
Mov Cap-2 Maneuver	-	-	-	-	-	-	211	168	-	169	176	-
Stage 1	-	-	-	-	-	-	561	569	-	372	391	-
Stage 2	-	-	-	-	-	-	491	375	-	675	580	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			1			18.1			26.2		
HCM LOS							C			D		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	376	944	-	-	1133	-	-	206				
HCM Lane V/C Ratio	0.27	0.011	-	-	0.052	-	-	0.177				
HCM Control Delay (s)	18.1	8.9	0.1	-	8.3	0.3	-	26.2				
HCM Lane LOS	C	A	A	-	A	A	-	D				
HCM 95th %tile Q(veh)	1.1	0	-	-	0.2	-	-	0.6				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	0.8											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	0	8	6	0	12	9	382	9	18	614	8
Future Vol, veh/h	9	0	8	6	0	12	9	382	9	18	614	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	4	4	4
Mvmt Flow	10	0	9	7	0	13	10	424	10	20	682	9
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	959	1181	346	830	1180	217	691	0	0	434	0	0
Stage 1	727	727	-	449	449	-	-	-	-	-	-	-
Stage 2	232	454	-	381	731	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.18	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.24	-	-
Pot Cap-1 Maneuver	211	189	650	263	189	787	900	-	-	1108	-	-
Stage 1	381	427	-	559	571	-	-	-	-	-	-	-
Stage 2	750	568	-	613	425	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	201	181	650	251	181	787	900	-	-	1108	-	-
Mov Cap-2 Maneuver	201	181	-	251	181	-	-	-	-	-	-	-
Stage 1	375	415	-	551	562	-	-	-	-	-	-	-
Stage 2	727	559	-	587	413	-	-	-	-	-	-	-
Approach	SE		NW		NE		SW					
HCM Control Delay, s	17.9		13.2		0.3		0.3					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR					
Capacity (veh/h)	900	-	-	460	298	1108	-	-				
HCM Lane V/C Ratio	0.011	-	-	0.043	0.062	0.018	-	-				
HCM Control Delay (s)	9	0.1	-	13.2	17.9	8.3	0.1	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-	-				

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	349	58	88	532	35	42
Future Vol, veh/h	349	58	88	532	35	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	92	92
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	388	64	98	591	38	46

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	452
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.18
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.24
Pot Cap-1 Maneuver	-	-	1091
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1091
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	17.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	381	-	-	1091	-
HCM Lane V/C Ratio	0.22	-	-	0.09	-
HCM Control Delay (s)	17.1	-	-	8.6	0.4
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.3	-

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	2	394	8	23	411	28	11	16	30	15	12	7
Future Vol, veh/h	2	394	8	23	411	28	11	16	30	15	12	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	79	79	79	73	73	73	67	67	67
Heavy Vehicles, %	4	4	4	6	6	6	4	4	4	0	0	0
Mvmt Flow	2	448	9	29	520	35	15	22	41	22	18	10
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	555	0	0	457	0	0	784	1070	229	835	1057	278
Stage 1	-	-	-	-	-	-	457	457	-	596	596	-
Stage 2	-	-	-	-	-	-	327	613	-	239	461	-
Critical Hdwy	4.18	-	-	4.22	-	-	7.58	6.58	6.98	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.58	5.58	-	6.5	5.5	-
Follow-up Hdwy	2.24	-	-	2.26	-	-	3.54	4.04	3.34	3.5	4	3.3
Pot Cap-1 Maneuver	998	-	-	1072	-	-	280	217	767	264	227	725
Stage 1	-	-	-	-	-	-	548	561	-	462	495	-
Stage 2	-	-	-	-	-	-	654	477	-	749	569	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	998	-	-	1072	-	-	250	208	767	223	217	725
Mov Cap-2 Maneuver	-	-	-	-	-	-	250	208	-	223	217	-
Stage 1	-	-	-	-	-	-	546	559	-	461	476	-
Stage 2	-	-	-	-	-	-	596	458	-	679	567	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.5			17.9			22.4		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	356	998	-	-	1072	-	-	257				
HCM Lane V/C Ratio	0.219	0.002	-	-	0.027	-	-	0.197				
HCM Control Delay (s)	17.9	8.6	0	-	8.5	0.1	-	22.4				
HCM Lane LOS	C	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.8	0	-	-	0.1	-	-	0.7				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	2											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	35	0	35	9	0	18	40	416	3	6	405	41
Future Vol, veh/h	35	0	35	9	0	18	40	416	3	6	405	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	88	88	88	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	6	6	6
Mvmt Flow	38	0	38	10	0	20	45	473	3	8	513	52
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	882	1121	283	838	1146	238	565	0	0	476	0	0
Stage 1	555	555	-	565	565	-	-	-	-	-	-	-
Stage 2	327	566	-	273	581	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.22	-	-	4.22	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.26	-	-	2.26	-	-
Pot Cap-1 Maneuver	241	205	714	259	198	763	976	-	-	1055	-	-
Stage 1	484	511	-	477	506	-	-	-	-	-	-	-
Stage 2	660	506	-	710	498	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	222	190	714	232	184	763	976	-	-	1055	-	-
Mov Cap-2 Maneuver	222	190	-	232	184	-	-	-	-	-	-	-
Stage 1	454	505	-	447	474	-	-	-	-	-	-	-
Stage 2	603	474	-	665	493	-	-	-	-	-	-	-
Approach	SE		NW		NE		SW					
HCM Control Delay, s	18.7		13.9		1		0.1					
HCM LOS	C		B									
Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR					
Capacity (veh/h)	976	-	-	433	339	1055	-	-				
HCM Lane V/C Ratio	0.047	-	-	0.068	0.224	0.007	-	-				
HCM Control Delay (s)	8.9	0.2	-	13.9	18.7	8.4	0	-				
HCM Lane LOS	A	A	-	B	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.8	0	-	-				

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection						
Int Delay, s/veh	0.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	381	6	14	400	16	38
Future Vol, veh/h	381	6	14	400	16	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	79	79	92	92
Heavy Vehicles, %	6	6	6	6	2	2
Mvmt Flow	433	7	18	506	17	41

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	440	0	726	220
Stage 1	-	-	-	-	437	-
Stage 2	-	-	-	-	289	-
Critical Hdwy	-	-	4.22	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.26	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1088	-	360	784
Stage 1	-	-	-	-	619	-
Stage 2	-	-	-	-	735	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1088	-	352	784
Mov Cap-2 Maneuver	-	-	-	-	352	-
Stage 1	-	-	-	-	619	-
Stage 2	-	-	-	-	718	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	575	-	-	1088	-
HCM Lane V/C Ratio	0.102	-	-	0.016	-
HCM Control Delay (s)	12	-	-	8.4	0.1
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Future Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	2	2	2	4	4	4	6	6	6	0	0	0
Mvmt Flow	10	395	13	42	571	13	10	12	57	13	14	2
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	584	0	0	408	0	0	799	1090	204	886	1090	292
Stage 1	-	-	-	-	-	-	422	422	-	662	662	-
Stage 2	-	-	-	-	-	-	377	668	-	224	428	-
Critical Hdwy	4.14	-	-	4.18	-	-	7.62	6.62	7.02	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.24	-	-	3.56	4.06	3.36	3.5	4	3.3
Pot Cap-1 Maneuver	987	-	-	1133	-	-	270	208	790	242	217	710
Stage 1	-	-	-	-	-	-	569	577	-	422	462	-
Stage 2	-	-	-	-	-	-	606	445	-	764	588	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	987	-	-	1133	-	-	242	194	790	204	202	710
Mov Cap-2 Maneuver	-	-	-	-	-	-	242	194	-	204	202	-
Stage 1	-	-	-	-	-	-	562	569	-	417	437	-
Stage 2	-	-	-	-	-	-	553	421	-	686	580	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.7			14.6			24.7		
HCM LOS							B			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	452	987	-	-	1133	-	-	211				
HCM Lane V/C Ratio	0.173	0.01	-	-	0.037	-	-	0.135				
HCM Control Delay (s)	14.6	8.7	0.1	-	8.3	0.2	-	24.7				
HCM Lane LOS	B	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.5				

HCM 6th TWSC
2: Friendship Ln & Post Oak Road

02/16/2025

Intersection												
Int Delay, s/veh	0.8											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	0	8	6	0	12	9	362	9	18	555	8
Future Vol, veh/h	9	0	8	6	0	12	9	362	9	18	555	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	4	4	4
Mvmt Flow	10	0	9	7	0	13	10	402	10	20	617	9

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	883	1094	313	776	1093	206	626	0	0	412	0	0
Stage 1	662	662	-	427	427	-	-	-	-	-	-	-
Stage 2	221	432	-	349	666	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.18	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.24	-	-
Pot Cap-1 Maneuver	240	213	683	287	213	800	952	-	-	1129	-	-
Stage 1	417	457	-	576	584	-	-	-	-	-	-	-
Stage 2	761	581	-	640	456	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	229	204	683	275	204	800	952	-	-	1129	-	-
Mov Cap-2 Maneuver	229	204	-	275	204	-	-	-	-	-	-	-
Stage 1	411	445	-	568	576	-	-	-	-	-	-	-
Stage 2	738	573	-	615	444	-	-	-	-	-	-	-

Approach	SE		NW		NE		SW	
HCM Control Delay, s	16.4		12.7		0.3		0.4	
HCM LOS	C		B					

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	952	-	-	489	333	1129	-
HCM Lane V/C Ratio	0.011	-	-	0.04	0.055	0.018	-
HCM Control Delay (s)	8.8	0.1	-	12.7	16.4	8.2	0.1
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.2	0.1	-

Intersection

Int Delay, s/veh 0.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	349	14	38	523	8	22
Future Vol, veh/h	349	14	38	523	8	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	92	92
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	388	16	42	581	9	24

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	404
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.18
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.24
Pot Cap-1 Maneuver	-	-	1137
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1137
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	11.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	572	-	-	1137	-
HCM Lane V/C Ratio	0.057	-	-	0.037	-
HCM Control Delay (s)	11.7	-	-	8.3	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

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STATE OF TEXAS §

COUNTY OF GILLESPIE §

CITY OF FREDERICKSBURG §

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2025, (the “**Effective Date**”), by and between the **CITY OF FREDERICKSBURG, TEXAS**, a Texas home-rule municipal corporation (the “**City**”) and Clint and Amy Beicker and Horizon Development Team, LLC (“**Owners**”). The City and Owners are sometimes hereinafter referred to individually as “Party”, and collectively as the “Parties”. The Parties agree as follows:

RECITALS

WHEREAS, Owners currently own approximately 39.345 acres (“the **Property**”) located in the Extraterritorial Jurisdiction (“**ETJ**”) of the City, Gillespie County, Texas, and more particularly described by metes and bounds in Exhibit “A”, which is attached hereto and incorporated herein for all purposes; and

WHEREAS, Owners desires to develop the Property as a subdivision under the “R-1” Single Family Residential standards, pursuant to the City’s Development Code, as that code exists on the Effective Date of this Agreement, subject to the modifications set forth herein, and generally in accordance with the Conceptual Land Use Plan, as more particularly described in Exhibit “B” attached hereto; and

WHEREAS, the City is authorized to make and enter into this Agreement with Owners in accordance with Subchapter G, Chapter 212, Local Government Code to accomplish the following purposes:

- a) Extend the City’s planning authority in accordance with the Conceptual Land Use Plan and the development regulations contained herein under which certain uses and development of the Property is authorized; and
- b) Authorize enforcement by the City of municipal land use and development regulations, as required and/or authorized by Fredericksburg Zoning Ordinance , as applicable, to the extent the same are consistent with the development regulations contained herein and in the same manner the applicable regulations are enforced within the City’s municipal boundaries; and
- c) Provide the terms for annexation of the Property.

NOW THEREFORE, the City and Owners in consideration of the premises, the mutual covenants and agreements of the Parties hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, agree as follows:

ARTICLE 1: GENERAL TERMS AND CONDITIONS

1.01 Conceptual Land Use Plan

The City hereby approves the general use as a single family residential development of the Property in accordance with the Conceptual Land Use Plan, which is incorporated herein as **Exhibit “B”**. Development applications for the Property shall be consistent with the Conceptual Land Use Plan.

1.02 Proposed Schedule of Development and Phasing

This property will be developed in a single or multiple phases. If two phases, approximately 50% of the property will be developed into the first phase called “Sonoma Oaks Unit 2”. This will occur within 5 years of the effective date of this agreement. The second phase “Sonoma Oaks Unit 3” will occur within 10 years of the effective date of this agreement.

1.03 Equivalent Zoning District(s)

This section deleted as requested by City.

1.04 Development Standards:

- a. All City of Fredericksburg codes and ordinances in effect on the Effective Date of this Agreement shall govern throughout the term of this Project, except as noted within this Agreement. In the event of a conflict between this Agreement and the Comprehensive Plan or the City’s Codes and Ordinances, this Agreement shall control.
- b. Subsequent to the execution of this Agreement, the Developer may submit to the City a preliminary plat for the Subdivision Tract. Any preliminary plat submitted by the Developer under this Agreement shall be processed by the City under applicable city procedures and ordinances existing at the time of submission of the plat to the City. The parties acknowledge and agree that the Subdivision Tract shall be developed in accordance with said preliminary plat, and the dedications and easements shown thereon. The Developer shall be permitted a reasonable degree of flexibility with respect to changes or modifications of said preliminary plat due to engineering considerations, as is permitted by the Ordinances of the City. The parties acknowledge and agree that all Exhibits attached to this Agreement, and the attachment of said Exhibits shall not be considered as an approval by the City of the plat or design of the Subdivision Tract. The Annexation Tract will be annexed as a whole and the Subdivision Tract will be constructed in Phases as designated by the Developer, and this Agreement is made to set forth the terms and conditions of annexation and agreements and obligations of the Developer and the City

with regarding each Phase of development. The phases of the Subdivision Tract are depicted on the Conceptual Land Use Plan (see Exhibit B).

- c. Open Space and Park Land. Open spaces shall be provided for areas of the storm water detention tracts and as per sidewalk/trail spaces as shown consistent with the Conceptual Land Use Plan. Park land dedication fees in the amount of \$500 per lot will be paid to the city prior to recording of final plats consistent with city ordinances.

d. Utility Improvements.

1. Utility plan. Developer shall, at Developer's expense, have a utility infrastructure master plan for streets, electric, water, sewer and drainage prepared by a Texas registered professional engineer and approved by the City, Central Texas Electric Cooperative, or other utility service provider as applicable for the entire Subdivision Tract. A preliminary Utility Plan for the Subdivision Tract is set forth in Exhibit "B", a copy of which is attached hereto and made a part hereof. Such study will be based on fully developed conditions, shall incorporate the City's available engineering data and comply with the City of Fredericksburg Construction Standards and Specifications. Developer will incorporate such plan and improvements in each Phase as it is approved. All utilities will be required to be provided to the boundary of the Subdivision Tract to permit future extensions at locations shown on the approved utility infrastructure master plan. Primary facilities, necessary for the development of Phase I, will be required to be built and dedicated prior to the recording of the plat for Phase I. The size and specifications of the same shall be based on fully developed conditions of the entire Subdivision Tract.
2. Drainage. It is anticipated that the development plan for the Subdivision Tract provides for privately maintained on-site detention ponds and other drainage systems as amenities which will also partially serve as the drainage system to comply with applicable drainage requirements. A detention pond system serving residential phases shall not be dedicated to the City, and shall be privately maintained by the Property Owners Association or Developer or its assigns,. Prior to the Annexation, Developer will perform a drainage study and master plan for the entire Subdivision Tract. A preliminary Drainage Plan for the Subdivision Tract is set forth in Exhibit "B", a copy of which is attached hereto and made a part hereof. All drainage system improvements shall be designed, approved and constructed to comply with all applicable local, state and federal regulations, including but not limited to, City, State of Texas Commission on Environmental Quality

(TCEQ), including its stormwater permitting, dam safety, and water rights permitting regulations, Federal Emergency Management Association (FEMA), Corps of Engineers, US Fish and Wildlife and Texas Parks and Wildlife. The City will require that the said structures within all Phases be designed and maintained to accept and convey public waters from off the streets and off the Subdivision Tract. If Developer significantly changes its development plan, the City may require subsequent studies and the attendant approvals, improvements and alterations. Subsequent Phases of the Subdivision Tract will not be processed by the City until a subsequent study, required improvements or alterations are complete or are provided for by deposit of funds or other security acceptable to the City approved according to its ordinances.

3. Sewer. In order to minimize ongoing maintenance costs to the City, whenever possible the Subdivision Tract will be served through a sanitary sewer gravity flow collection system as described in the development plans submitted to the City by the Developer's engineering consultants. Installation and maintenance of individual household sanitary sewer grinder lift stations serving single lots will be the responsibility of the individual lot owner, not the City, and shall be shown in the City-approved construction plans.
4. Oversizing. Subject to the terms hereof, the City may elect to oversize any or all of the public infrastructure to be constructed. For purposes hereof, oversize means that the City may require an increase in the size of any utility infrastructure beyond what is required to serve the Subdivision Tract pursuant to the applicable codes. The City, if it desires, may require oversizing in connection with the various phases. In order to make an election to oversize any or all of the utility infrastructure, the City must send written notice to Developer on or before the date that is thirty (30) days after the date the relevant utility construction plans are submitted to the City for review prior to approval of the preliminary plat for the applicable Phase or section being platted. If the City makes an oversizing request, then Developer shall obtain bids for the construction of the applicable oversizing as an alternate bid based on construction plans approved by the City. It is understood that the Developer's responsibility for obtaining bids at its expense is for add alternates for upsizing, and not for major re-engineering expense. Developer will send written notice to City setting forth both the base bid Developer has received for its infrastructure and for the alternate bid. No more than thirty (30) days after receipt of this notice, the City shall provide written notice to Developer of its intention to pursue and pay all costs associated with the oversizing. Upon making such election, the Developer shall construct the improvements set out in the alternate bid, and City shall be obligated to reimburse Developer for 100% of the difference between the base bid and the alternate bid.
5. The Developer agrees to design and construct, at Developer's sole expense, all remaining external and internal lines and taps to connect the Subdivision

Tract to City's water and sewer system, constructed in conformance with the utility infrastructure master plan, all City ordinances, and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. The Parties acknowledge and agree that the City will not construct or assume maintenance for any lift pumps, sewer pumps, pressure boosters, or any other item needed for adequate water or sewer service to the Subdivision Tract, excepting any costs the City is specifically obligated to provide under this Agreement. It is further understood and agreed by the Parties that each lot in the Subdivision Tract shall be subject to the impact fees of the City in effect at the time of required payment with regard to water and sewer, unless said lot is exempt from payment of impact fees pursuant to a City ordinance in effect at the time of required payment, related to affordable or attainable housing. Impact fees shall become due and payable to the City for each lot in the Subdivision Tract at the time of issuance of a building permit for said lot.

e. Roadways and easements.

1. It is agreed and understood that all roadway right of way, utility easements, drainage easements, and any other public or private dedications or easements shown on the Subdivision Tract plat shall be acquired and constructed by Developer at Developer's sole cost, and in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Following construction, dedication, completion of the maintenance assurance period, and acceptance by the City, the City agrees to provide for the maintenance of all public streets, storm water and drainage system (excluding retention ponds and detention areas), sanitary sewer and water main, and public rights-of-way in the development, following conveyance to the City and acceptance by City, as shown on the approved final plat of the Subdivision Tract and in accordance with the City Subdivision Ordinance and City Storm Water Control and Detention Ordinance.
2. All roadways will be designed and constructed by a Texas Registered Professional Engineer, provided by Developer approved by the City, but shall be constructed at least to minimum City standards for street and utility design and the materials and specifications on file with the City Engineering Department for the type of street being constructed.
3. A Traffic Impact Study ("TIS") is provided in Exhibit "D" which includes the impact of the Subdivision Tract on Hollmig Lane and Friendship Lane, and Sonoma Street and Friendship Lane which is based on fully developed

conditions. This project will have no adverse impact to traffic infrastructure and offsite improvements are not required.

4. Roadway phasing. The roadways within the Subdivision Tract shall be constructed by Developer contemporaneously with the construction of each Phase, as needed to serve the particular Phase as shown on the Phasing Plan map in Exhibit "B", and in accordance with the approved TIS.
 5. Developer shall be solely responsible for coordinating with the United States Postal Service concerning the establishment and provision of U.S. Mail delivery to the Subdivision Tract. It is anticipated that cluster locking mailboxes will be used in various locations within the subdivision.
- f. Private drives and sidewalks.
1. Any private drives, sidewalks, or other private utilities incorporated in developing the Subdivision Tract shall be constructed in conformance with all City ordinances and the Minimum Standards for street and utility design and the materials and specifications on file with the City Engineer. Developer shall not permit occupancy and the City shall not issue occupancy permits for any buildings or portions thereof located on the Subdivision Tract until such improvements are fully completed to serve the developed area, and unless provision is made by Developer to assure the maintenance of the same.
 2. Developer shall not allow or construct direct access to Hollmig Lane, by way of private drives or sidewalks, from any single family residential lot in the Subdivision Tract.
 3. Storm water detention areas will be owned and maintained by an HOA and considered Open Space for access and use by property owners.
 4. Private sidewalks as shown on the conceptual land use plan will be used to provide interconnection between streets and a more direct route for pedestrian access to the primary entrance on Sonoma Street through Unit 1.
 5. A front yard tree with minimum diameter of 1-1/2" will be provided in conjunction with the construction of each home.
- g. The Developer shall install and dedicate to the City all street lights as required by City ordinances in effect at the time of development.

1.05 Application Procedures

Development of the Property shall be governed by the following:

- a. All procedures outlined in the – City of Fredericksburg Code of Ordinances as they exist on the Effective Date of this Agreement, shall apply.

1.06 Public Facilities Schedule & Financing

- a. This Project shall comply with the City Subdivision Ordinance and construction of the public improvements and extension of public utilities will be performed by the developer.
- b. This Project will contribute to the City of Fredericksburg 25% of the anticipated construction costs of improvements to the wet well of the existing lift station. The improvements are defined as the construction of the upsizing of the wet well, relocating the existing pumps to the new wet well and new hardware (electric panels, gear, etc.), expanded and/or replaced fencing to accommodate the lift station improvements. Developer will take the lead to provide design services through Developer's engineering team and complete the construction for this work. The Project will be bid according to local and state purchase regulations to meet the City's bidding requirements. The City will reimburse the Developer the total project cost less the 25% of the actual construction costs of improvements to the lift station as described above.
- c. The Developer, at Developer's expense shall construct half street improvements on the west side of Hollmig Lane to a "Collector" street section. This is a road widening of the existing pavement.
- d. Developer, at Developer's expense shall reconstruct the existing pavement section of Hollmig Lane along the frontage of the project. Reconstruction includes supplementing flexible road base to achieve 8" minimum thickness and a 2 course surface treatment pavement.

1.07 Annexation & Zoning

Upon approval of this Agreement, Owners agrees to full purpose annexation of the Property. A copy of the form of Annexation Petition is attached as **Exhibit C**. Concurrent with annexation of the Property, the Owners has initiated a zoning change to establish an R-1 zoning district that is consistent with the terms and conditions of this Agreement. The City cannot contractually agree to the zoning designation the Property shall receive; however, the City recognizes the Owners' rights under Section 43.002 and Chapter 245 of the Texas Local Government Code.

ARTICLE 2: MISCELLANEOUS PROVISIONS

2.01 Term

The term of this Agreement will commence on the Effective Date and continue for twenty (20) years thereafter (“**Initial Term**”), unless sooner terminated under this Agreement. After the Initial Term, the Agreement may be extended for a fifteen (15) year period by Owners, with City’s approval, by delivering written notice of such election to the City on or before the expiration of the then-current term.

2.02 Enforcement and Default and Remedies for Default

- a. The Parties agree that the City shall be entitled to enforce the Fredericksburg Development Code as it exists on the Effective Date of this Agreement, as modified by this Agreement. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period. The City may issue Stop Work Orders for violations arising under this Agreement or the City of Fredericksburg Code of Ordinances, as applicable.
- b. If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party’s obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement or other enforcement remedies the City may possess under its municipal regulatory authority.
- c. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of ten (10) business days after receipt by such party of notice of default from the other party. Upon the passage of ten (10) working days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement.

2.03 Authority, Applicable Rules and Right to Continue Development

- a. This Agreement is entered under the statutory authority of Sections 42.042, 43.0672 and 212.172 of the Texas Local Government Code. The Parties intend that this Agreement authorize certain land uses, such as a residential subdivision and development on the Property; provide for the uniform review and approval of plats and development plans for

the Property; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning upon annexation of the Property to the City.

- b. Execution of this Agreement, under Section 212.172 of the Texas Local Government Code, constitutes a permit under Chapter 245 of the Texas Local Government Code. In addition, the City acknowledges and agrees that (1) the uses and development contemplated in and authorized by this Agreement were planned for the Property more than ninety (90) days prior to the Effective Date of this Agreement and, therefore, more than ninety (90) days prior to the Effective Date of annexation of the Property, and (2) the Owners has filed a completed application for the initial authorization with the City prior to the institution of any annexation proceedings related to the Property. As a result of the foregoing sentence, Section 43.002 of the Texas Local Government Code applies to the uses and development of the Property contemplated in and authorized by this Agreement.
- c. In consideration of Owners' agreements hereunder, the City agrees that, during the term of this Agreement, it will not impose or attempt to impose: (a) any moratorium on building or development within the Property, or (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plans, final plats, site plans, building permits, certificates of occupancy or other necessary approvals, within the Property. No City-imposed moratorium, growth restriction, or other limitation affecting the rate, timing or sequencing of development or construction of all or any part of the Property will apply to the Property if such moratorium, restriction or other limitation conflicts with this Agreement or would have the effect of increasing Owners' obligations or decreasing Owners' rights and benefits under this Agreement. This Agreement on the part of the City will not apply to temporary moratoriums uniformly imposed throughout the City and ETJ due to an emergency constituting an imminent threat to the public health or safety, provided that the temporary moratorium continues only during the duration of the emergency or a moratorium authorized by Subchapter E, Chapter 212 of the Texas Local Government Code.

2.04 Exhibits/Amendment

- a. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

- b. Owners may make minor changes to the Conceptual Land Use Plan and other attachments to this agreement with approval from the Planning Director and may make major changes with approval by City Council. Minor changes shall consist of but are not limited to:
 - i. Changes that do not materially affect lot layout contemplated by this Agreement by more than ten percent (10%).
 - ii. Changes to accommodate public safety or public infrastructure requirements.
 - iii. Changes to bring the plan more into conformance with the Subdivision Ordinance.
- c. Owners may appeal the Director of Development Services' determination of a minor change to the City Manager within 20 days of the date of notification of the decision.
- d. Major changes shall consist of but are not limited to:
 - i. The addition of land area;
 - ii. Density beyond what is permitted in zoning, except as allowed by this Agreement;
 - iii. Changes in roadway alignments more than what is necessary to meet Code;
 - iv. Change in the base zoning equivalent.

2.05 Recordation

- a. Pursuant to the requirements of Section 212.172(f), Texas Local Government Code, this Agreement shall be recorded in the official public records of Gillespie County, Texas. The terms of this Agreement shall be binding upon: (a) the Parties; (b) the Parties' successors and assigns; (c) the Property; and (d) future owners of all or any portion of the Property.
- b. Owners agree that all restrictive covenants for the Property shall not be inconsistent with the requirements herein. Owners further agree to memorialize the terms of this Agreement through inclusion in the plat notes. The Agreement shall be recorded in the Gillespie County land records to place subsequent purchasers on notice at Owners' expense and Owners shall provide a copy of all such restrictive covenants to the City prior to filing.

2.06 Assignment and Binding Effect Upon Successors

- a. Owners hereunder, may assign this Agreement, and the rights and obligations of Owners to a subsequent purchaser of all or a portion of the undeveloped property within the Property or to an affiliate of the Owners provided that the assignee assumes all of the obligations hereunder, without any consent of the City being required. Any assignment must be in writing, specifically describe the property in question, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law within thirty (30) days after execution of document(s) evidencing the assignment. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the property sold and obligations assigned.
- b. The provisions of this Agreement shall run with the land, will be binding upon, and inure to the benefit of the Parties, future owners of the Property, and their respective successors

and assigns. This Agreement will not, however, be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Property.

2.07 Miscellaneous

- a. Force Majeure. The term “force majeure” as used herein shall mean and refer to Acts of God, strikes, lockouts, or other industrial disturbances, acts of public enemies, orders of any kind of the government of the United States, the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquake, fire, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, explosions, breakage or accidents to machinery, pipelines, or canals, or other causes not reasonably within the control of the party claiming such inability.
 - i. If, by reason of force majeure, any party hereto shall be rendered wholly or partially unable to carry out its obligations under this Agreement, then such party shall give written notice of the full particulars of such force majeure to the other party within ten (10) days after the occurrence thereof. The obligations of the party giving such notice, to the extent effected by the force majeure, shall be suspended during the continuance of the inability claimed, except as hereinafter provided, and the party shall endeavor to remove or overcome such inability with all reasonable dispatch.
- b. Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in Gillespie County, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- c. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible. The Parties agree to reasonably cooperate to effectuate the intent of this Agreement.
- d. Parties If any of the ownership entities fail or refuse to sign this Agreement or choose to opt out of this Agreement, those entities and their property shall be excluded. The Conceptual Land Plan will be amended to reflect the change and will automatically become part of this Agreement. Further, the county deed records will be amended by the Owners to reflect the change and evidence of the recordation will be provided to the City.
- e. Notices All notices, demands and requests required hereunder shall be in writing and shall be deemed to have been properly delivered and received (i) as of the date of delivery to the addresses set forth below if personally delivered or delivered by facsimile machine, with

confirmation of delivery (in the event a facsimile is sent after 5:00 p.m. local Fredericksburg, Texas time, it shall be deemed to have been received on the next day), or email (as indicated below); (ii) three (3) business days after deposit in a regularly maintained receptacle for the United States mail, certified mail, return receipt requested and postage prepaid; or (iii) one (1) business day after deposit with Federal Express or comparable overnight delivery system for overnight delivery with all costs prepaid. All notices, demands and requests hereunder shall be addressed as follows:

If to City:

City of Fredericksburg
Attn: City Manager
126 W. Main Street
Fredericksburg, Texas 78624

With a copy to:

Mick McKamie
Taylor, Olson, Adkins, Sralla & Elam, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107
[REDACTED]

If to the Owner/ Owners:

Clint and Amy Beicker
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

If to the Developer:

Horizon Development
Jacob Grant
[REDACTED]
[REDACTED]
[REDACTED]

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

ARTICLE 3: GOVERNMENTAL FUNCTION; IMMUNITY

THE CITY'S EXECUTION OF AND PERFORMANCE UNDER THIS AGREEMENT WILL NOT ACT AS A WAIVER OF ANY IMMUNITY OF THE CITY TO SUIT OR LIABILITY UNDER APPLICABLE LAW. THE PARTIES ACKNOWLEDGE THAT THE CITY, IN EXECUTING AND PERFORMING THIS AGREEMENT, IS A GOVERNMENTAL ENTITY ACTING IN A GOVERNMENTAL CAPACITY.

* * *

Signature Pages Follows

DRAFT

This Agreement is entered into and effective as of the date set forth above.

City of Fredericksburg, Texas:

By: _____
_____, Mayor

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on _____, 2025, by
_____, _____ of _____.

Notary Public in and for the State of Texas

Owner/Owners:

By: _____
Clint Beicker

Date: _____

By: _____
Amy Beicker

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

This instrument was acknowledged before me on _____, 2025, by
_____, _____ of _____.

Notary Public in and for the State of Texas

Exhibit A

PROPERTY DESCRIPTION
(survey with metes and bounds)

DRAFT

Exhibit B

CONCEPTUAL LAND USE PLAN

DRAFT

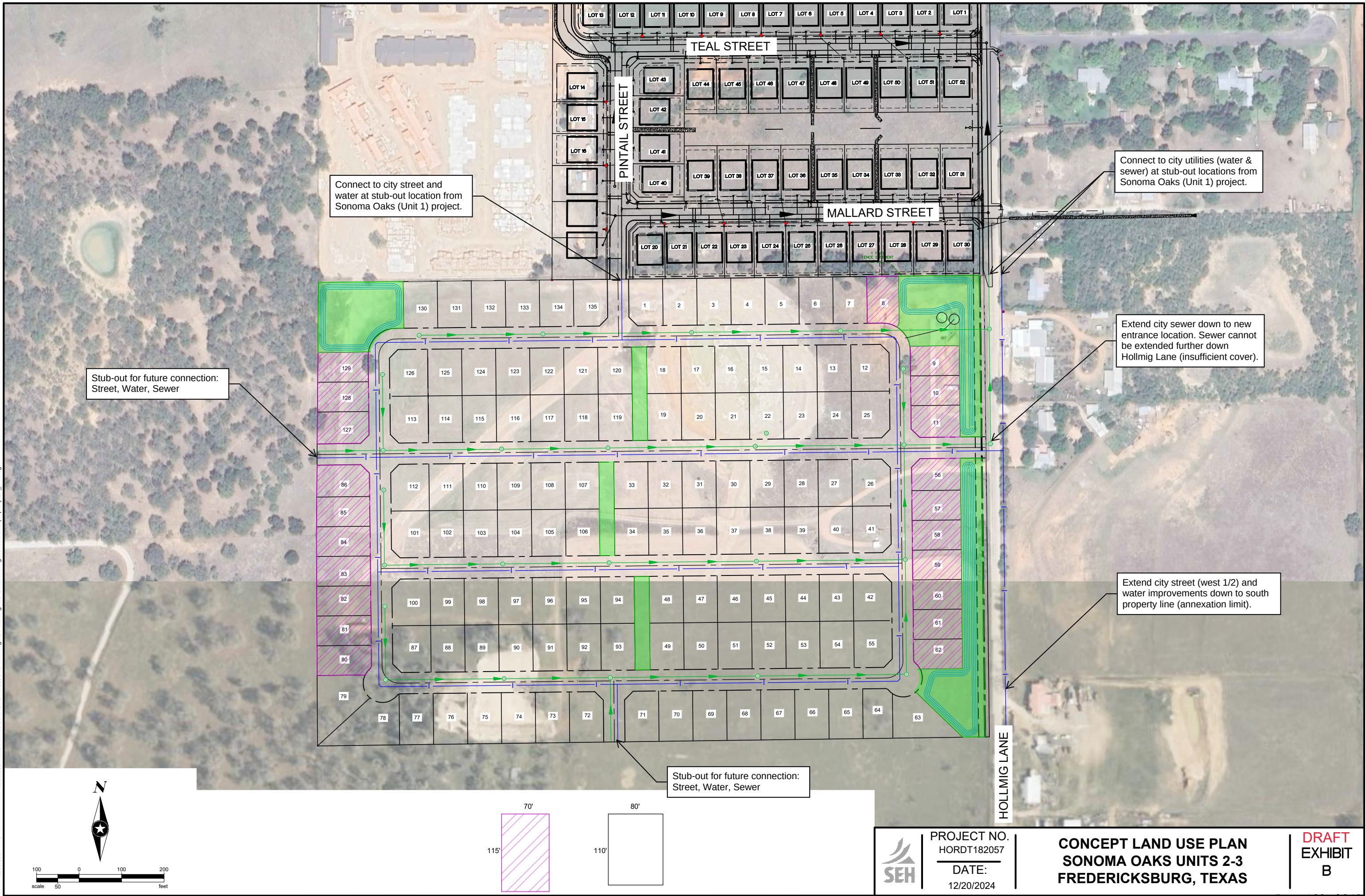
EXHIBIT C
FORM OF ANNEXATION PETITION

DRAFT

EXHIBIT D
TRAFFIC IMPACT STUDY

DRAFT

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



ORDINANCE NO. 2025 – 37

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE DESCRIBED TERRITORY (SANOMA OAKS, II ALSO REFERRED TO AS APPROXIMATELY 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, FREDERICKSBURG, TEXAS AND REFERRED TO AS BEING ABS AD 180 G DE BRANDT # 42 IN GILLESPIE COUNTY, TEXAS) TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ANY AND ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; ADOPTING A SERVICE PLAN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AREAS EXCEPTED FROM ANNEXATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg, Texas, 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 Texas Local Government Code; and

WHEREAS, the Texas Local Government Code, the City Charter of the City of Fredericksburg and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexations were held before the Fredericksburg City Council on October 7, 2025; and

WHEREAS, all the property described below and in Exhibit “A” is within the exclusive extraterritorial jurisdiction of the City of Fredericksburg and is contiguous to the City; and

WHEREAS, a Service Plan has been prepared and presented at the public hearing and is attached to and adopted with this Ordinance; and

WHEREAS, all requirements of law have been met for annexation of the Territory in compliance with Chapter 43 of the Texas Local Government Code.

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

SECTION 1.

All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2.

All portions of the described property located at 612 Hollmig Lane, Fredericksburg, Texas, also referred to as approximately 39.345 acres and referred to as being ABS AD 180 G DE Brandt # 42 in Gillespie County, Texas, as described in Exhibit "A" and as depicted on the survey map attached as Exhibit "B", which is incorporated into this ordinance for all purposes (the Territory) located in Gillespie County, Texas, are hereby annexed to the City of Fredericksburg as a part of the city for all municipal purposes, and the city limits are extended to include the Territory. The owners and inhabitants of the Territory are entitled to all the rights and privileges of all other citizens and property owners of the City of Fredericksburg and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3.

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Fredericksburg, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the city to add the territory annexed as required by law.

SECTION 4.

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the offices of the County Clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION 5.

The Development Agreement / Service Plan for the Territory, attached as Exhibit "C" and incorporated in this Ordinance, is approved in all things and made a part of this ordinance for all purposes.

SECTION 6.

This ordinance shall be cumulative of all provisions of ordinances of the City of Fredericksburg, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7.

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 8.

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Fredericksburg, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Fredericksburg every part of the area described in Section 1 and Exhibits "A" and "B" of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 and Exhibits "A" and "B" of this ordinance to be hereby annexed to the City of Fredericksburg any lands or area which are presently part of and included within the limits of any other city, town or village, for which permission is not granted for Fredericksburg to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described in this ordinance, if permission has not been granted.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED on this the 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

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;

EXHIBIT B

PROPERTY SURVEY MAP

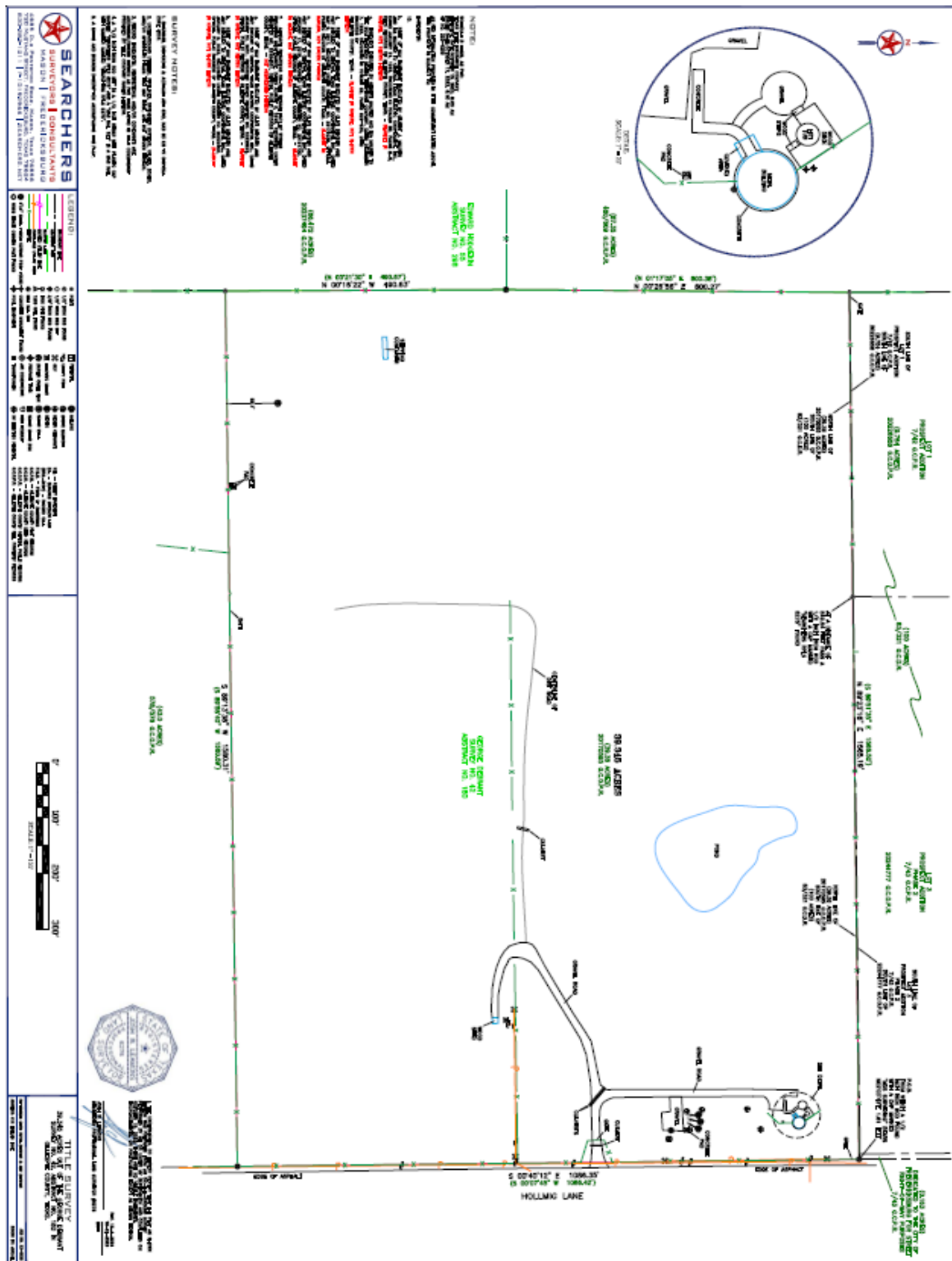


EXHIBIT C

DEVELOPMENT AGREEMENT / SERVICE PLAN



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: **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
-

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 Minimum Dwelling Areas
(Living Area Only)	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 recognized 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. Staff recogized that the underlying R1 Zoning would require a larger lot size then the R1-A district but believes it would still be consistent with the trend of development throughout the area. The Planning and Zoning Commissiion recommended approval of the Land Use Change from Rural (R) to Low Density Residential (LDR) and the establishment of an R1, Single Family Residential underlying zoning district associated with the annexation.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2515 Public Hearing Map (1)
2. New LandUse Map (1)
3. Z-2427 Land Use Map (2)
4. Z-2427 Zoning Map (2)
5. Z-2515_Sonoma South_Survey_Legal Description (1)
6. Z-2515_Sonoma South Annex Petition (2)
7. Z2515-KASPER - PROTEST_Redacted (1)
8. Ordinance 2025-38 Land Use Sanoma 2 Combined
9. Ordinance 2025-39 Zoning Sanoma 2 Combined
10. Annexation Ordinance Hollmig Sanoma 2

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



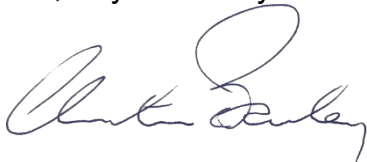
William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

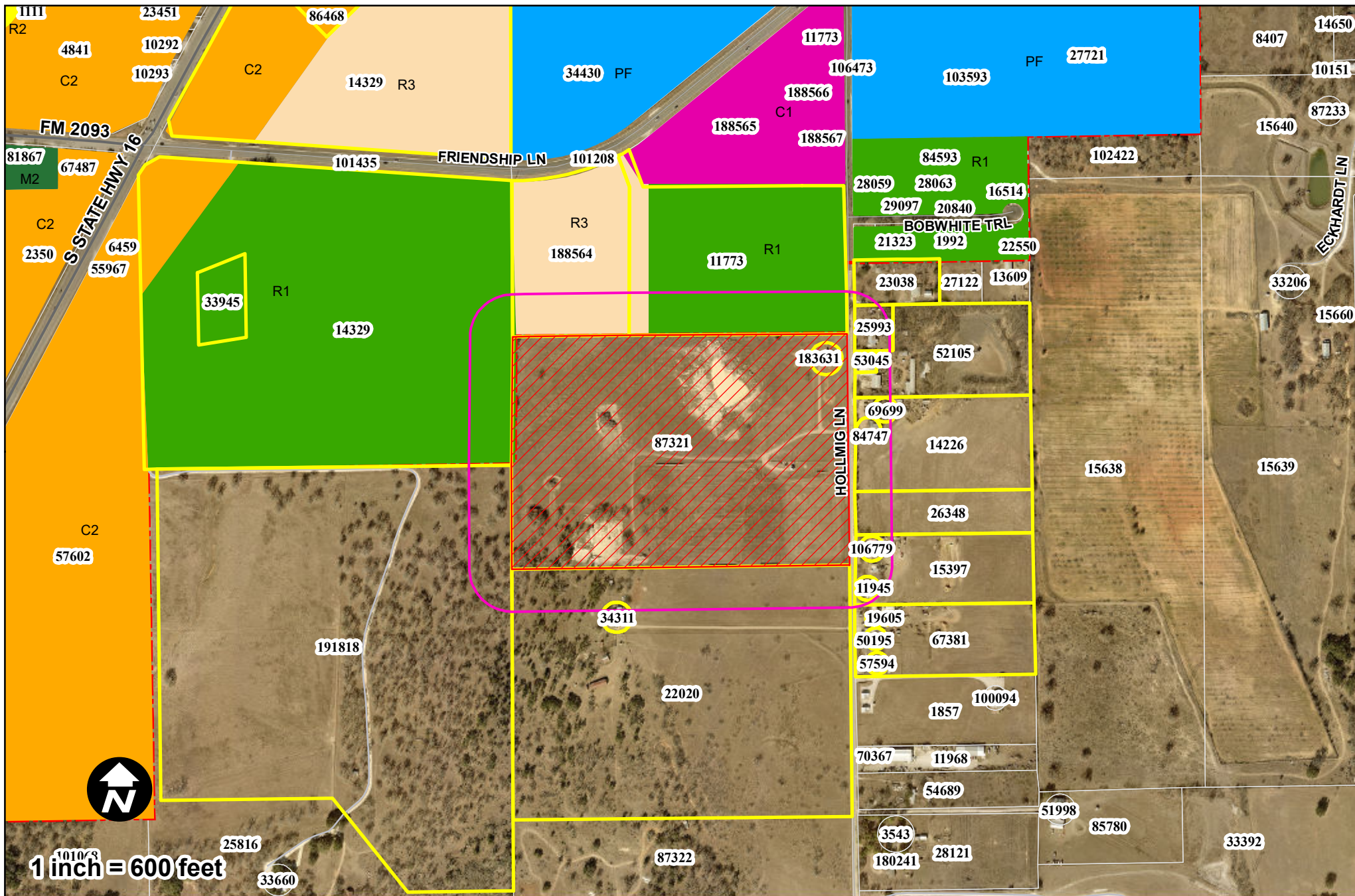


FIGURE 1
City of Fredericksburg
Z-2515 - 612 Hollmig

Notice Areas

Subject Property

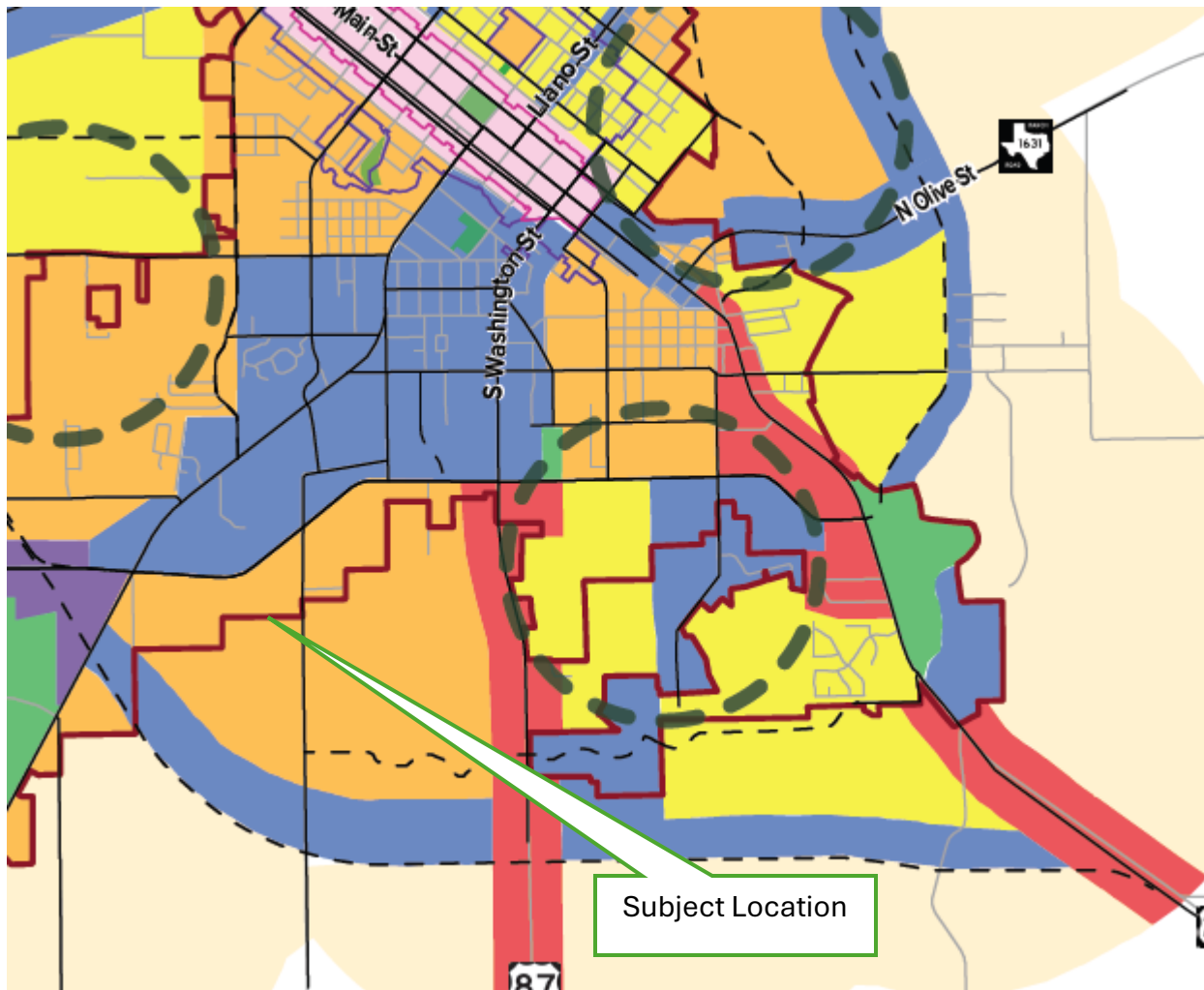
200' Notification Area

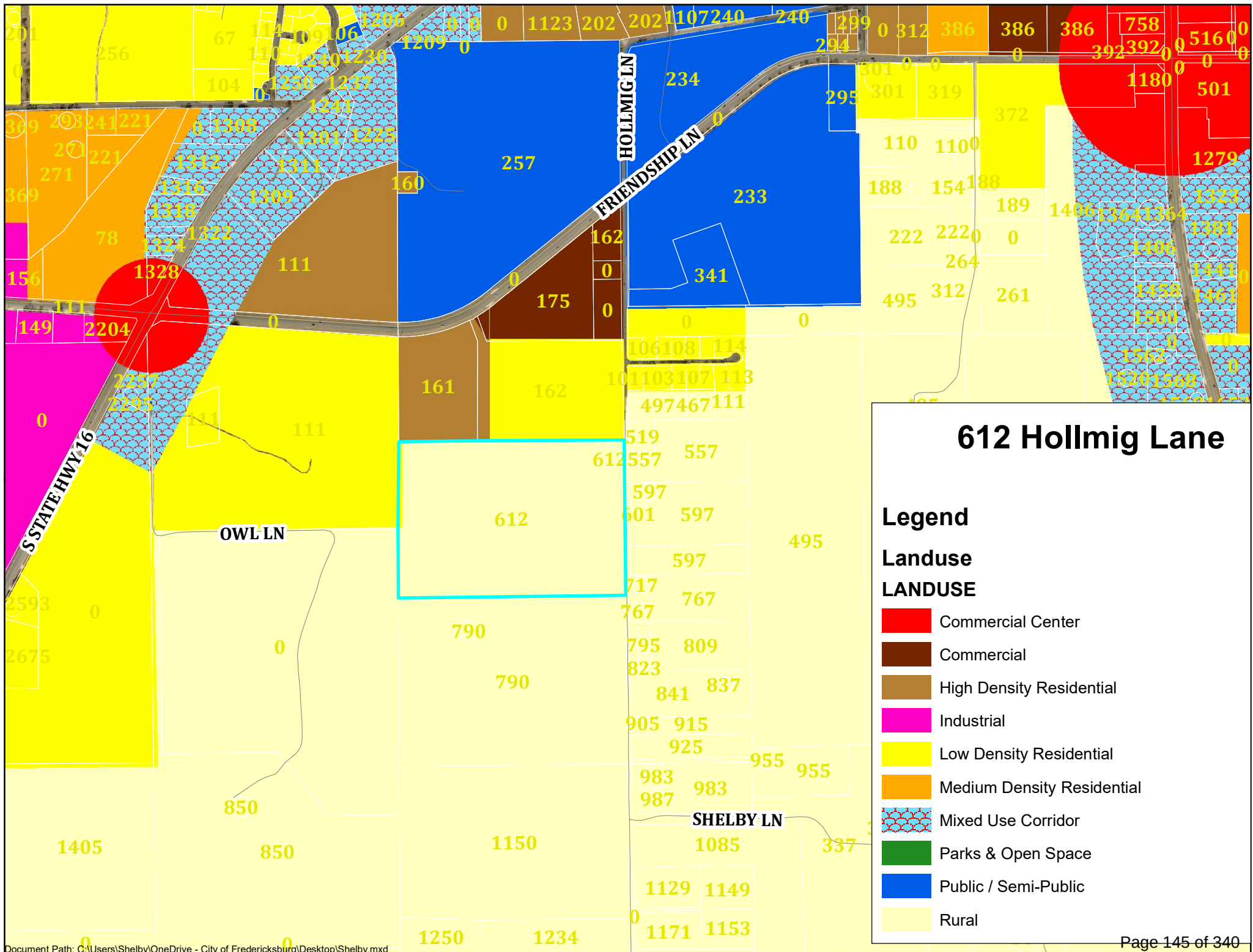
Notified Property

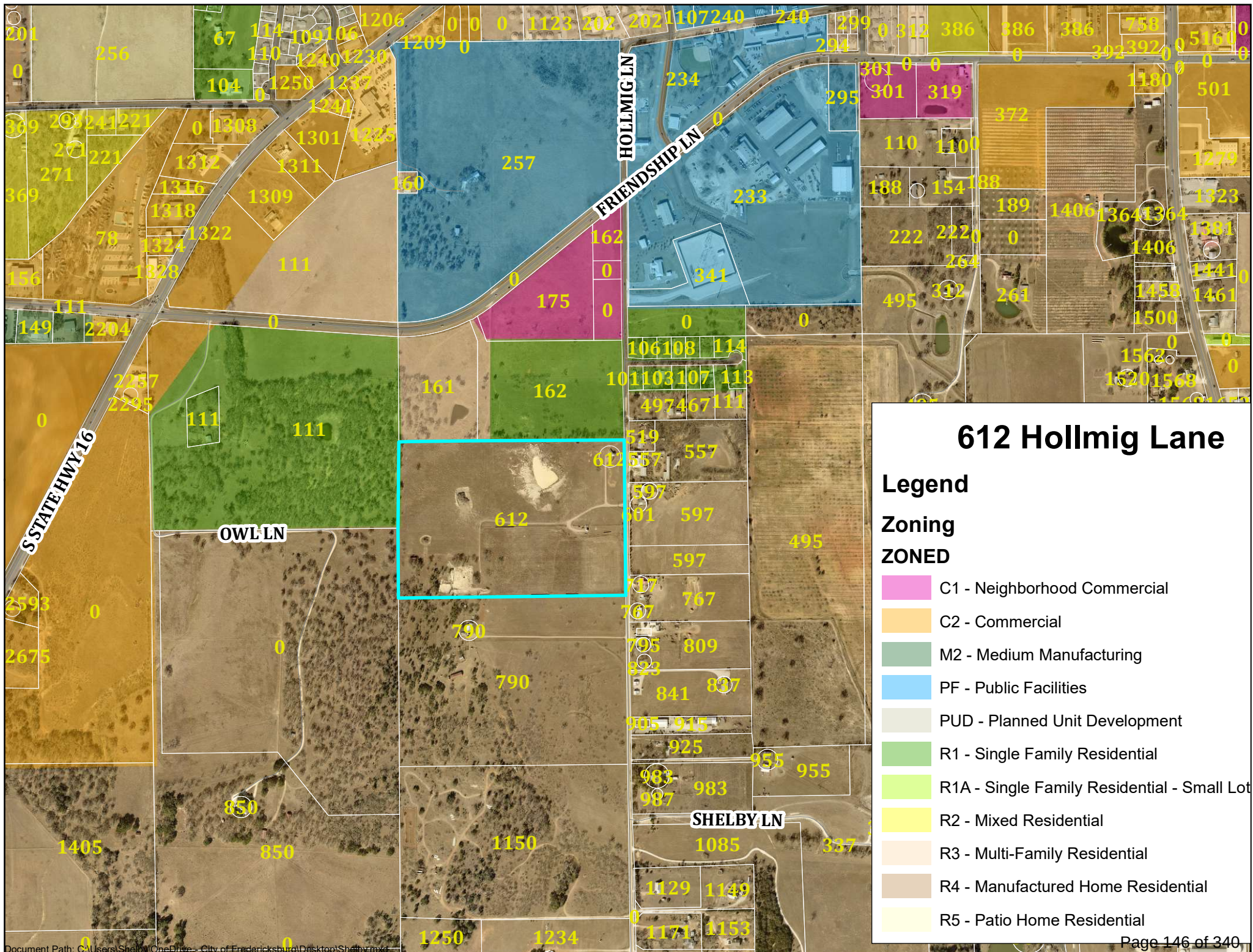
City Limit Boundary

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



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.

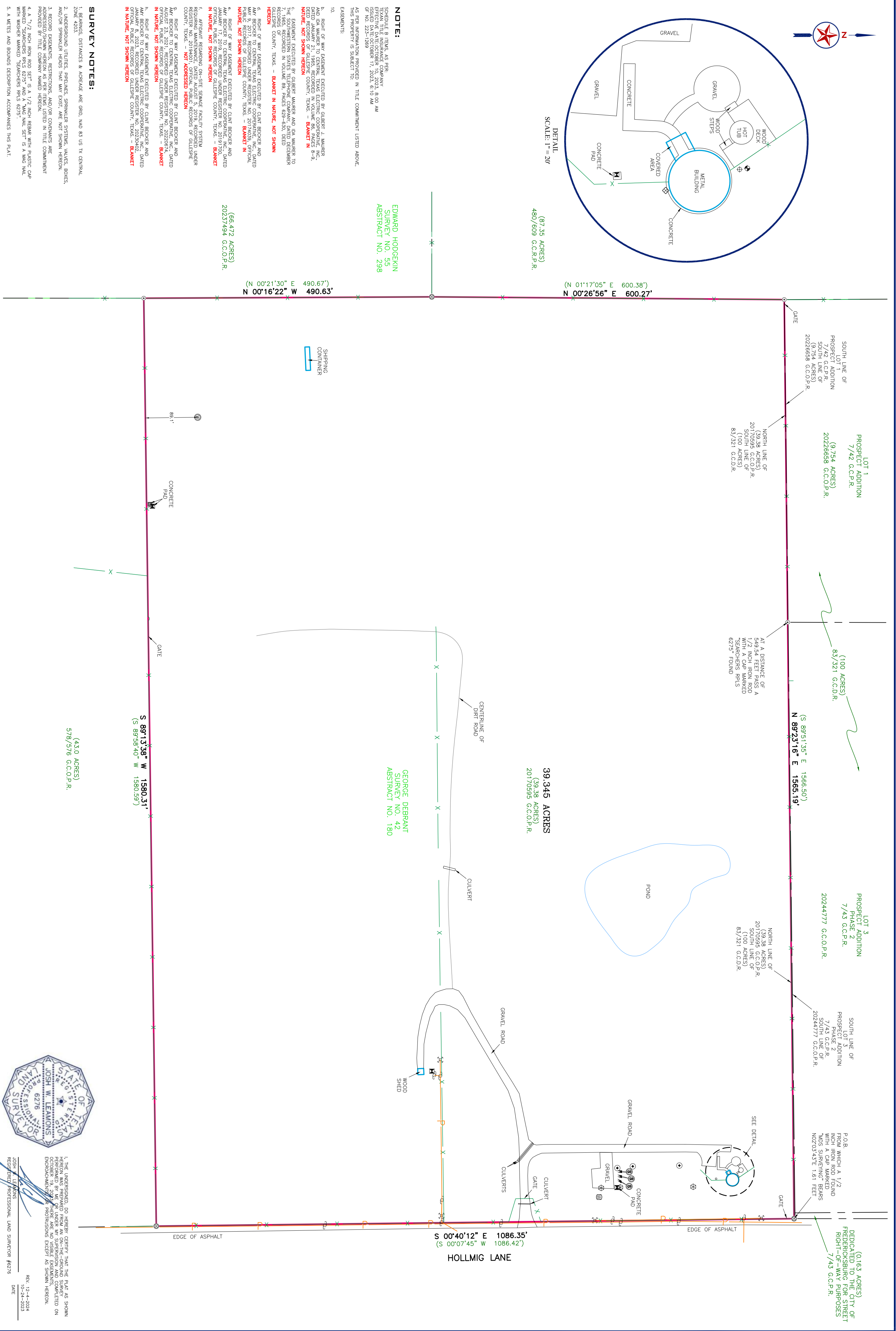
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



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





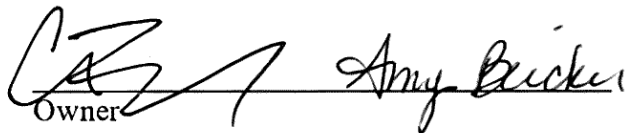
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

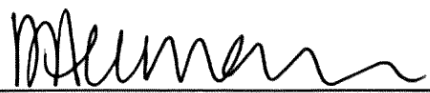
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex 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.


Owner

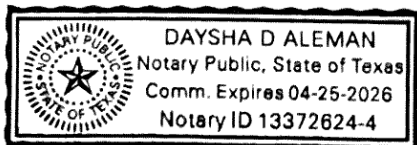
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

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

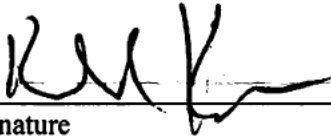


Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



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



ORDINANCE NO. 2025 - 38

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 AMENDING THE LAND USE MAP OF THE COMPREHENSIVE PLAN, FOR APPROXIMATELY 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, FREDERICKSBURG, TEXAS AND REFERRED TO AS BEING ABS AD 180 G DE BRANDT # 42 IN GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTY FROM RURAL (R) TO LOW DENSITY RESIDENTIAL (LDR) (NEIGHBORHOOD RESIDENTIAL PLACE TYPE); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; 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 ("the City Council") adopted the City of Fredericksburg 2024 Comprehensive Plan, which serves as the blueprint to guide future development and redevelopment within the City based on its existing and future needs; and

WHEREAS, the Future Place Type Map contained in the Comprehensive Plan indicates the land use designation for tracts of land within various areas of the City and depicts, by distinct colors, the various land uses in the City; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for changing said property from Rural (R) to Low Density Residential (LDR); and

WHEREAS, public hearings have been duly noticed and held by the Planning and Zoning Commission and by the City Council of the City of Fredericksburg with respect to the use changes described herein; 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, upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearings, the City Council has determined that it is in the best interest of the citizens of the City that the Comprehensive Plan be amended to change the Future Place Type Map as 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

The City of Fredericksburg 2024 Comprehensive Plan, is hereby amended to grant a Land Use Change as shown and described below:

Applicant: Cornett Engineering

Owner: Clint & Amy Biker

Property Address: 612 Hollmig Lane

Legal Description: SEE ATTACHED EXHIBIT A

Land Use Change: The property shall change to Low Density Residential
(Neighborhood Residential) Place Type

Exhibit: Additionally shown and designated on the legal description attached hereto as Exhibit A, are hereby designated as Neighborhood Residential (NR)

SECTION 2

The City Secretary is hereby directed to amend the future land use map of the Comprehensive Plan to reflect the changes in use approved herein.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the 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 ordinances and such code are hereby repealed.

SECTION 4

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 as provided 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 5

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, the Comprehensive Plan, 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 6

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

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law and in accordance with Section 3.12 of the City Charter.

SECTION 8

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and in accordance with Section 3.12 of the City Charter, and it is so ordained.

PASSED AND APPROVED on this the 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC, CMC, MMC
City Secretary/Records Mgmt. Officer

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A"

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".

ORDINANCE NO. 2 0 2 5 - 39

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 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, FREDERICKSBURG, TEXAS AND REFERRED TO AS BEING ABS AD 180 G DE BRANDT # 42 IN GILLESPIE COUNTY, TEXAS; TO ASSIGN AN UNDERLYING ZONING DISTRICT OF SINGLE FAMILY RESIDENTIAL (R1); 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 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, ALSO REFERED TO AS ABS AD 180 G DE BRANDT #42 IN GILLESPIE COUNTY, TEXAS;; to assign an underlying zoning district of said property to Single Family Residential (R1); 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 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, ALSO REFERED TO AS ABS AD 180 G DE BRANDT #42 IN GILLESPIE COUNTY, TEXAS; and as additionally described by the legal description attached hereto as Exhibit A, to be and are hereby zoned and designated SINGLE FAMILY RESIDENTIAL (R1).

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 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A"

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".

ORDINANCE NO. 2025 - 40

AN ORDINANCE ANNEXING A PORTION OF HOLLMIG LANE (“AREA”) INTO THE CITY OF FREDERICKSBURG, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg (“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 Area is currently owned and maintained by Gillespie County as county roads; and

WHEREAS, the Gillespie County Commissioners Court submitted a request for voluntary annexation of the Area, in accordance with Section 43.1055 of Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council desires to annex the Area into the City for all municipal purposes; and

WHEREAS, after proper notice was provided in accordance with Subchapter C-1 of Chapter 43 of the Texas Local Government Code, and public hearings on the proposed annexation of the Area were held before the Fredericksburg City Council on September 16, 2025 and October 7, 2025; and

WHEREAS, the Area is contiguous to the City and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all requirements of law have been met for the annexation of the Area in compliance with Chapter 43 of the Texas Local Government Code.

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

SECTION 1.

The Area, comprised of approximately 1.364 acres and consisting of a portion of Hollmig Lane located in Gillespie County, Texas, is hereby annexed to the City as a part of the City for all municipal purposes, and the City limits are extended to include the Area, more particularly depicted on Exhibit “A” and described in Exhibit “B,” attached to and incorporated into this Ordinance for all purposes. In the event of any discrepancy in the written description on Exhibit “B” and the depiction on the Exhibit “A,” the depiction on Exhibit “A” shall control.

SECTION 2.

The official map and boundaries of the City, previously adopted, are amended to include the Area as a part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Area as required by law.

SECTION 3.

The City Secretary is directed to file or cause to be filed a certified copy of this Ordinance in the offices of the county clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION 4.

The streets hereby annexed shall be city streets and will be operated, controlled and maintained by the City of Fredericksburg.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Fredericksburg, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application thereof, the unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 7.

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City every part of the Area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of the Area set out in Section 1 of this Ordinance to be hereby annexed to the City any lands or area which are presently part of and included within the limits of any other city, town, or village, or which are not within the City's jurisdiction to annex, the same is hereby excluded and

excepted from the area to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED on this the 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

PROPERTY DEPICTION

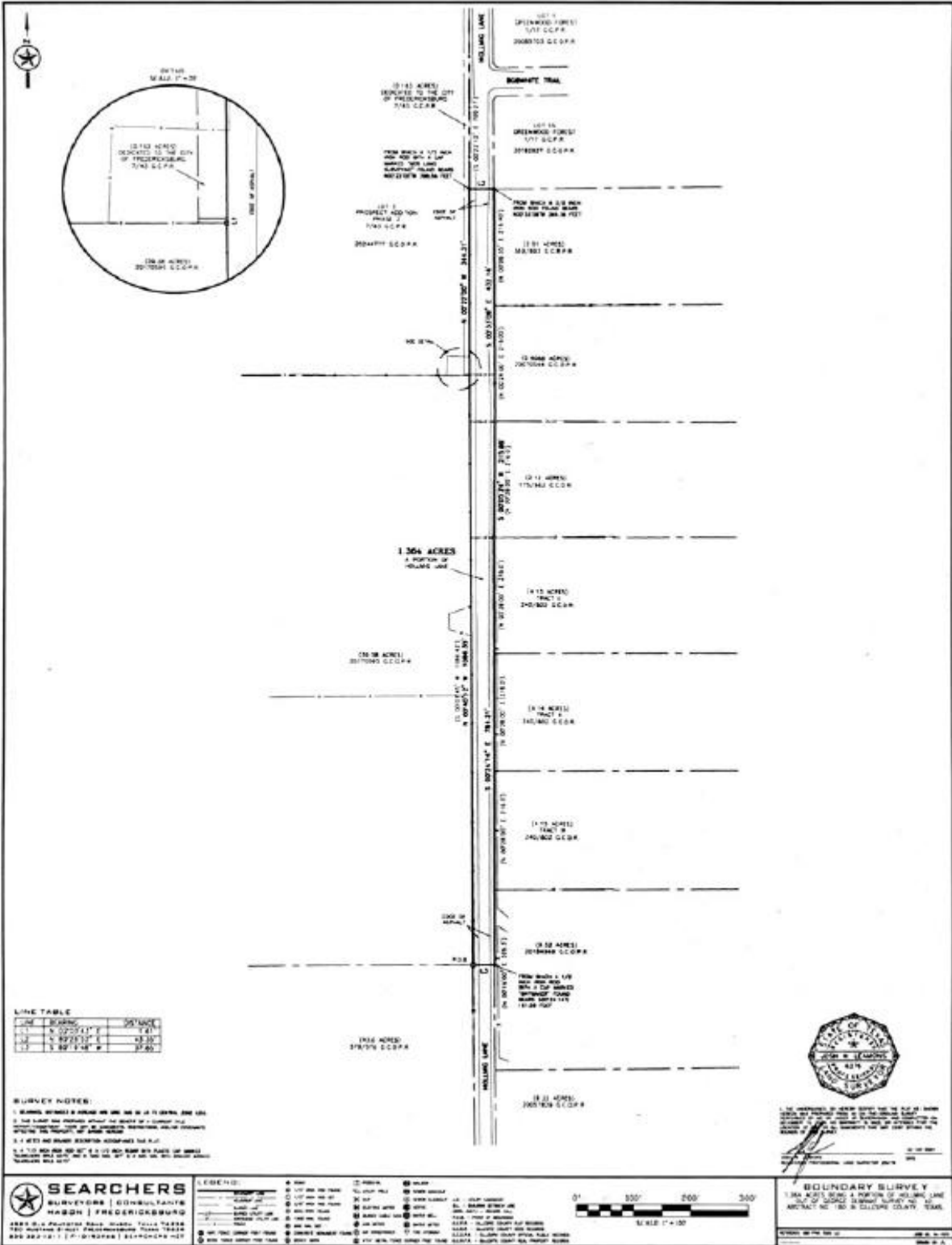


EXHIBIT B

PROPERTY DESCRIPTION

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;



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: 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
-

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.

BACKGROUND:

In conjunction with the request for annexation of property at 612 Hollmig Lane, 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. Hollmig Lane is identified on the City's Thoroughfare Master Plan as a Collector class road. By annexing the ROW, the development would be required to include improving their side Hollmig Lane to City standards for a collector roadway along the development's frontage.

Additionally, staff has also recommended 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 include that the development will be responsible for Hollmig Lane and 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:

NA

STAFF RECOMMENDATION:

Staff does not recommend approval of Ordinance 2025-09 at this time based on needed updates to the development agreement for the annexation of the subject tract.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

1. Annexation_612Hollmig_PortA
2. Z-2427 - Official ROW Release from Gillespie County (1)
3. Annexation Ordinance Hollmig Sanoma 2

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



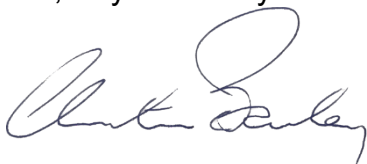
William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

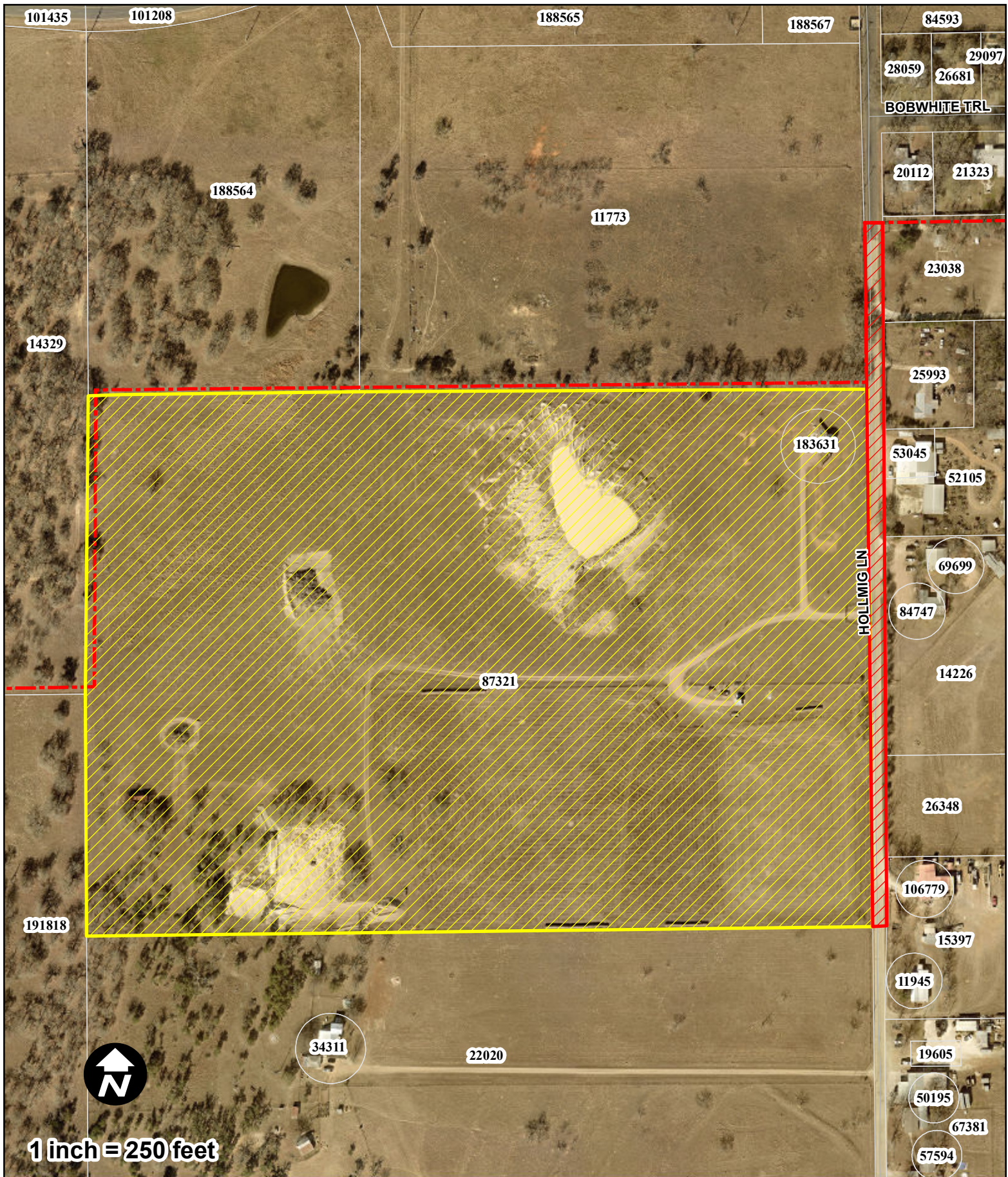


FIGURE 1
City of Fredericksburg
612 Hollmig Annexation

LEGEND

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

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



ORDINANCE NO. 2025 - 40

AN ORDINANCE ANNEXING A PORTION OF HOLLMIG LANE (“AREA”) INTO THE CITY OF FREDERICKSBURG, TEXAS, FOR ALL MUNICIPAL PURPOSES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg (“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 Area is currently owned and maintained by Gillespie County as county roads; and

WHEREAS, the Gillespie County Commissioners Court submitted a request for voluntary annexation of the Area, in accordance with Section 43.1055 of Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City Council desires to annex the Area into the City for all municipal purposes; and

WHEREAS, after proper notice was provided in accordance with Subchapter C-1 of Chapter 43 of the Texas Local Government Code, and public hearings on the proposed annexation of the Area were held before the Fredericksburg City Council on September 16, 2025 and October 7, 2025; and

WHEREAS, the Area is contiguous to the City and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all requirements of law have been met for the annexation of the Area in compliance with Chapter 43 of the Texas Local Government Code.

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

SECTION 1.

The Area, comprised of approximately 1.364 acres and consisting of a portion of Hollmig Lane located in Gillespie County, Texas, is hereby annexed to the City as a part of the City for all municipal purposes, and the City limits are extended to include the Area, more particularly depicted on Exhibit “A” and described in Exhibit “B,” attached to and incorporated into this Ordinance for all purposes. In the event of any discrepancy in the written description on Exhibit “B” and the depiction on the Exhibit “A,” the depiction on Exhibit “A” shall control.

SECTION 2.

The official map and boundaries of the City, previously adopted, are amended to include the Area as a part of the City. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Area as required by law.

SECTION 3.

The City Secretary is directed to file or cause to be filed a certified copy of this Ordinance in the offices of the county clerk of Gillespie County, Texas and with the Gillespie County Appraisal District.

SECTION 4.

The streets hereby annexed shall be city streets and will be operated, controlled and maintained by the City of Fredericksburg.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Fredericksburg, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application thereof, the unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 7.

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City every part of the Area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of the Area set out in Section 1 of this Ordinance to be hereby annexed to the City any lands or area which are presently part of and included within the limits of any other city, town, or village, or which are not within the City's jurisdiction to annex, the same is hereby excluded and

excepted from the area to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED on this the 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT A

PROPERTY DEPICTION

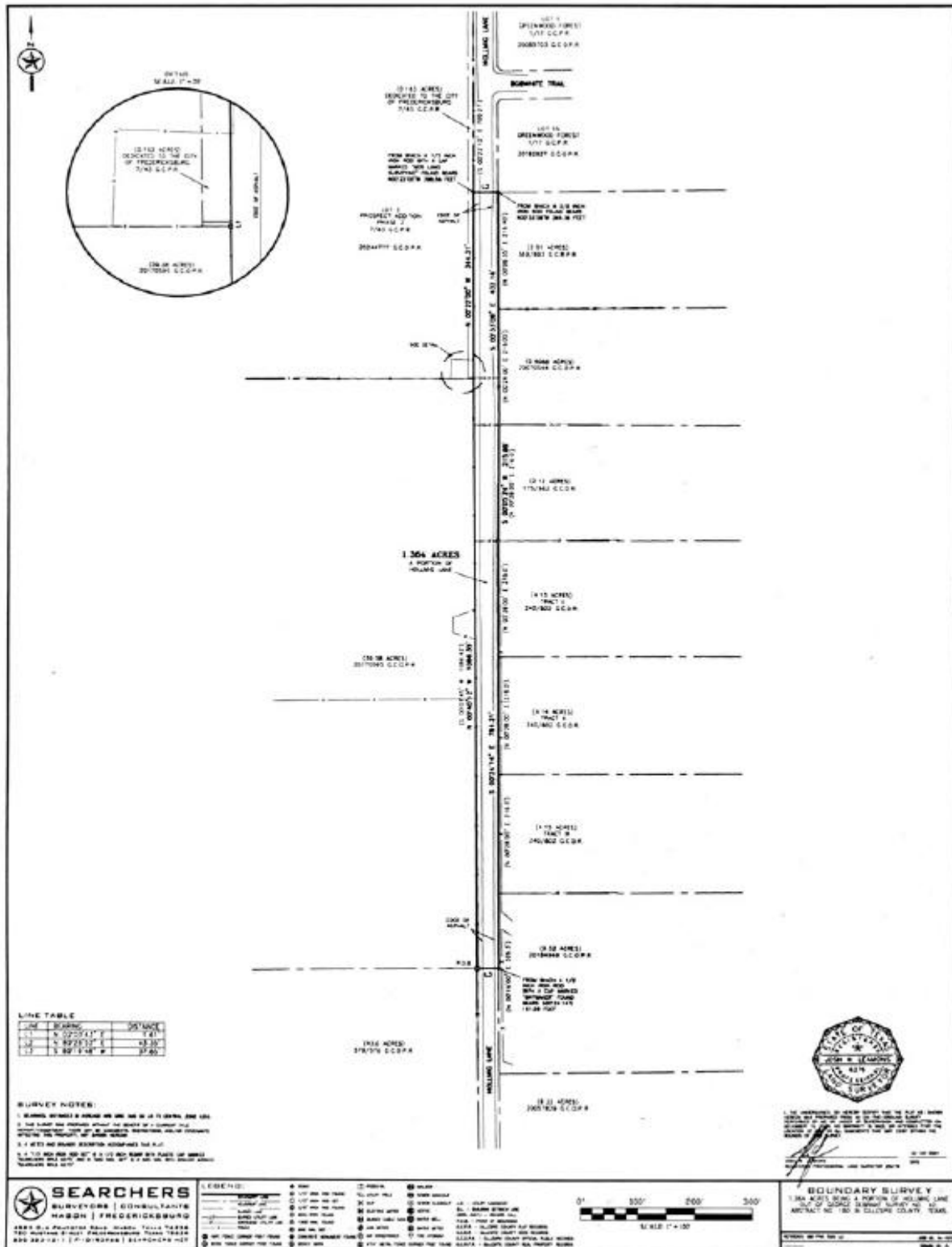


EXHIBIT B

PROPERTY DESCRIPTION

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;

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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;

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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;



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: 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
-

SUMMARY:

The proposed development would include 5 single-story buildings that are approximately 9,000 sq ft a piece and have 5 tenant spaces in each building. The anticipated uses are professional offices. However, the applicant wanted the option to market for General Warehousing & Distribution and Light Manufacturing uses for this development.

WAREHOUSING AND DISTRIBUTION establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types: Limited Warehousing and Distribution. Wholesaling, storage, warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses and moving and storage firms. General Warehousing and Distribution. Open-air storage, distribution and handling of materials and equipment. Typical uses include monument and stone yards, grain elevators, open storage yards and petroleum products storage and distribution.

LIGHT MANUFACTURING A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, including incidental storage, sales and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop and machine shop.

BACKGROUND:

This application was originally reviewed and re-reviewed for its conformity with relevant City Ordinances including Sec. 7.131, review and evaluation criteria for Site Plans and Sec. 5.460, review and evaluation criteria for a Conditional Use Permit (CUP).

Site Area: 195,976 Sq Ft (4.499 Acres)

Zoning: M2, Medium Manufacturing **Sec. 3.320**

Building Coverage: 23% (45,181 Sq Ft) (80% Maximum) **Sec. 3.320**

Impervious Coverage: 82% (159,946 Sq Ft) (85% Maximum) **Sec. 3.320**

Heights: 1 Story (Proposed 22') (Max Height 38') **Sec. 3.320**

Parking: 114 provided, 113 required (General Retail, Professional Offices, General Warehousing and Light Manufacturing all require 1 parking space per 400 sq ft.) **Sec. 7.863**

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

Detention: Stormwater detention plans and studies shall be reviewed as part of the Civil Construction Plans.

Landscape & Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec.7920**. One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use 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 place along the perimeter.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Sec. 5.460, review and evaluation criteria for Conditional Use Permits (CUP) includes 13 items that must be considered when reviewing a CUP application. Of these 13 items, Staff found that the applicant has met or responded to all the requirements.

The requested additional uses of General Warehousing & Distribution and Light Manufacturing are in keeping with existing uses on neighboring sites, such as Heartland Services which is a full-service production machine shop and Fredericksburg Cast Iron Co. In addition, the development requirements for all proposed uses have been planned for and incorporated into the design including parking and loading areas.

The Planning and Zoning Commission recommended approval of the Conditional Use Permit as presented.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Workforce

Small Town Sensitive Growth

ATTACHMENTS:

1. Z-2518 - 977 Kerr Road_MAP (2)
2. Land Use Map (7)
3. Place Type Map (1)
4. Zoning Map (5)
5. Z-25185_ Kerr Road Business Park - Preliminary
6. Z-2316 CUP Narrative (1)
7. Sec. 5.460. - CUP Review and Evaluation Criteria. (1) (2)
8. Ordinance 2025-41 CUP For 977 Kerr Road

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



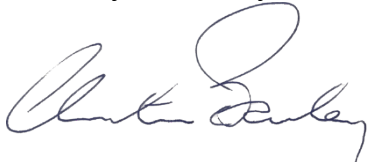
William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

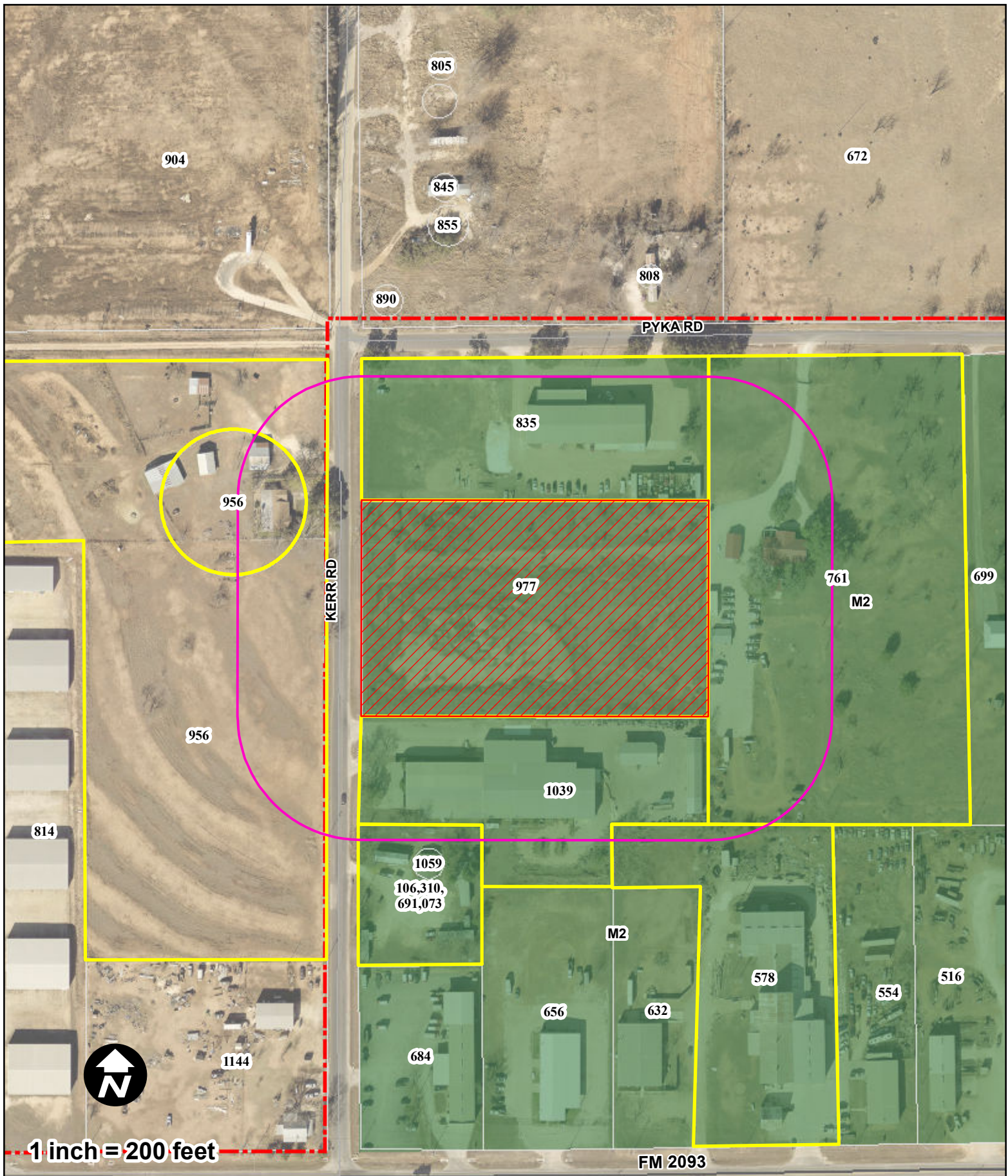


FIGURE 1
City of Fredericksburg
Z-2518 - 977 Kerr Road

LEGEND

Notice Areas

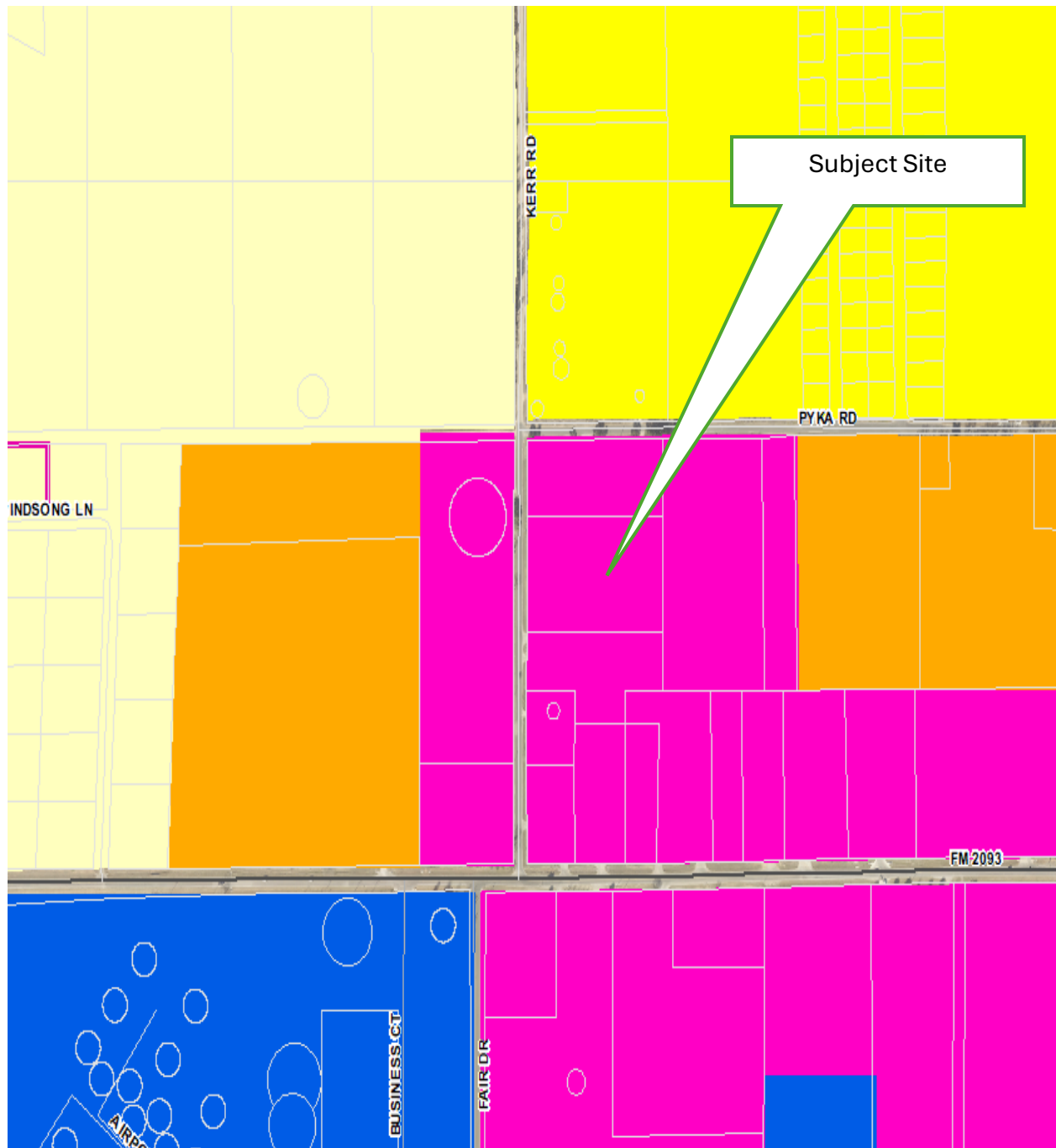
Subject Property

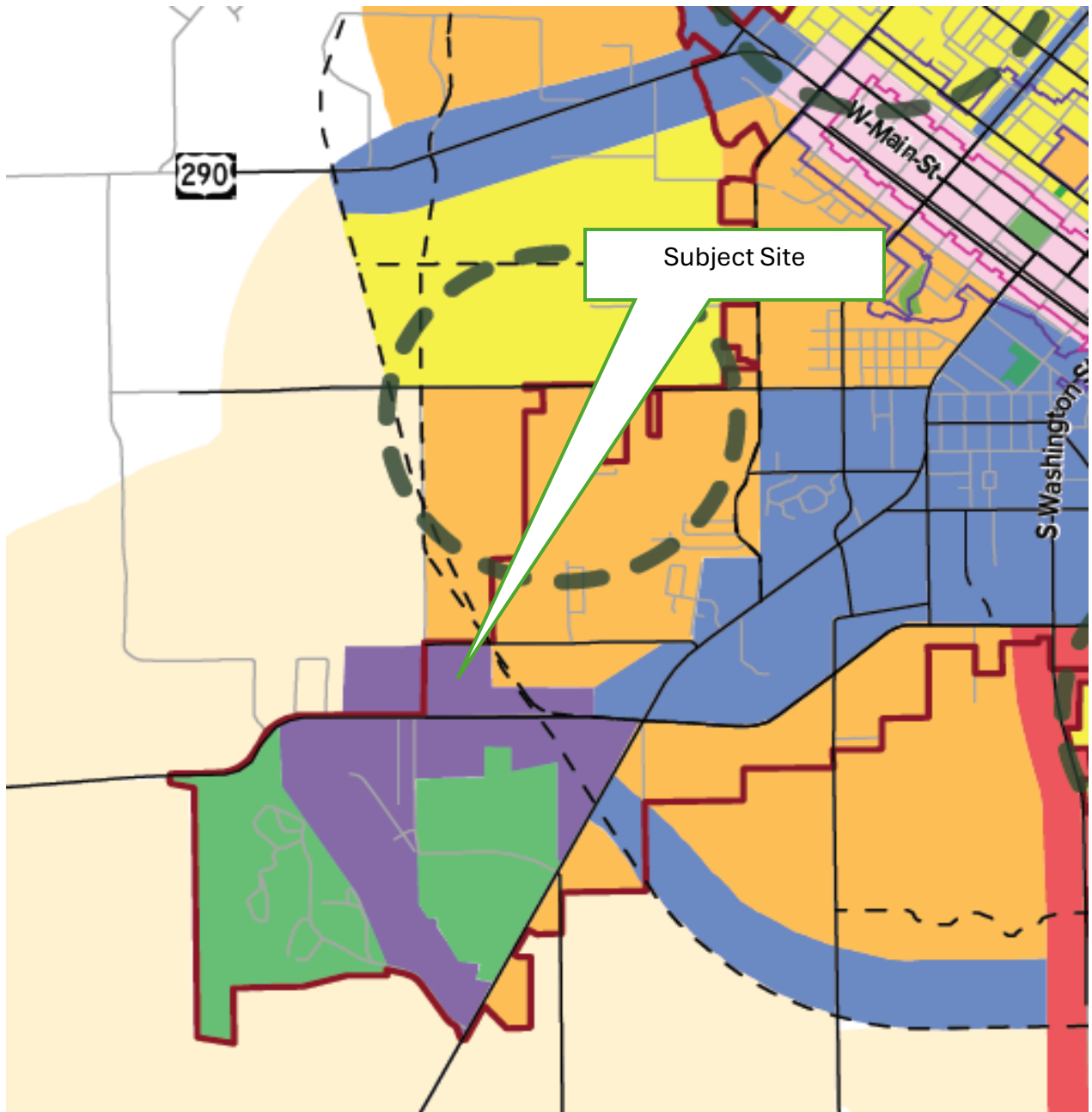
200' Notification Area

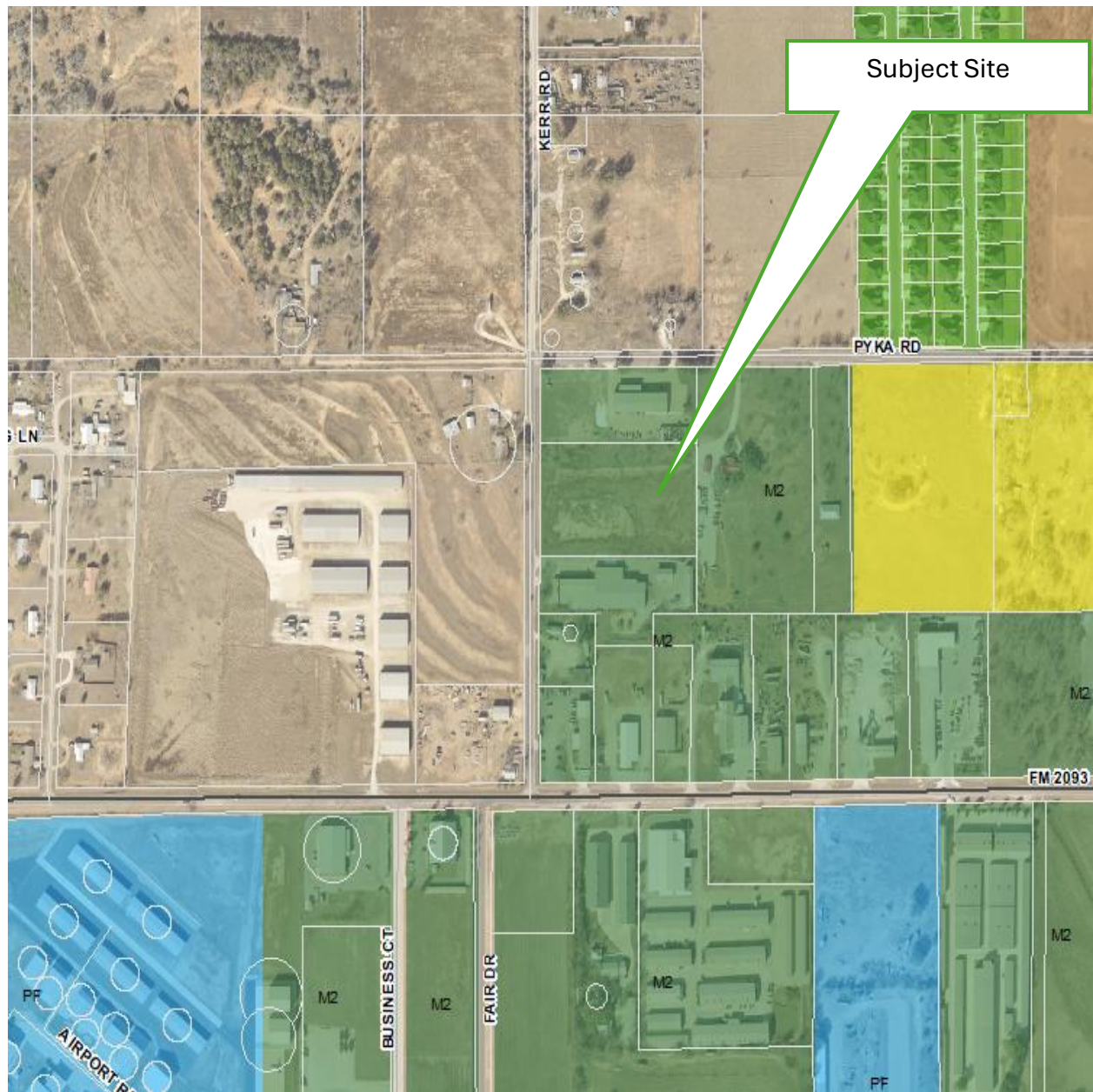
Notified Property

City Limit Boundary

GCAD Parcels







OWNER INFORMATION:

SITMAN WAINWRIGHT
977 KERR ROAD
FREDERICKSBURG, TEXAS 78624

LEGAL DESCRIPTION:

4.499 ACRES BEING ALL OF TRACT 1, KERR ROAD COMMERCIAL CENTER,
PHASE II IN GILLESPIE COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN
VOLUME 1. PAGE 142 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

ZONING:

ZONED: M-2 MEDIUM MANUFACTURING
PROPOSED USE: BUSINESS OFFICES, WAREHOUSING AND
DISTRIBUTION, LIGHT MANUFACTURING.

MIN. ALLOWABLE LOT AREA: 10,000 SQ FT
TOTAL LOT AREA: 195,976 SQ FT (4.499 ACRES)

SETBACKS:
FRONT YARD: 10 FT
STREET SIDE YARD: 10 FT
INTERIOR SIDE YARD: 10 FT
REAR SIDE YARD: 10 FT

MAX. ALLOWABLE BUILDING COVERAGE: 80% OF LOT AREA
TOTAL PROPOSED BUILDING COVERAGE: PHASE 1 14% (27,109 SF BUILDING A/B/C)

PHASE 2 23% (45,181 SF)
(18,073 SF BUILDING D/E)
(27,109 SF BUILDING A/B/C)

MAX ALLOWABLE IMPERVIOUS COVERAGE: 85% OF LOT AREA
PROPOSED IMPERVIOUS COVERAGE:

IMPERVIOUS COVERAGE: PHASE 1 64% (126,195 SF)
BUILDING A/B/C (27,109 SF)
HARDSCAPE (99,248 SF)

PHASE 2 82% (160,438 SF)
BUILDING A/B/C (27,109 SF)
BUILDING D/E (18,073 SF)
HARDSCAPE PHASE 1 (99,248 SF)
HARDSCAPE PHASE 2 (15,516 SF)

PERVIOUS COVERAGE: PHASE 1 12% (23,909 SF)
LANDSCAPE (17,389 SF)
DETENTION POND (6,520 SF)

PHASE 2 18% (36,030 SF)
LANDSCAPE PHASE 1 (17,389 SF)
DETENTION POND PHASE 1
(6,520 SF)
LANDSCAPE PHASE 2 (3,629 SF)
PERIMETER LANDSCAPE PHASE 2
(8,492 SF)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 3 STORIES - 38' - 0"
MAXIMUM PROPOSED BUILDING HEIGHT: 1 STORY - 22'-0"

REQUIRED PARKING SPACES:

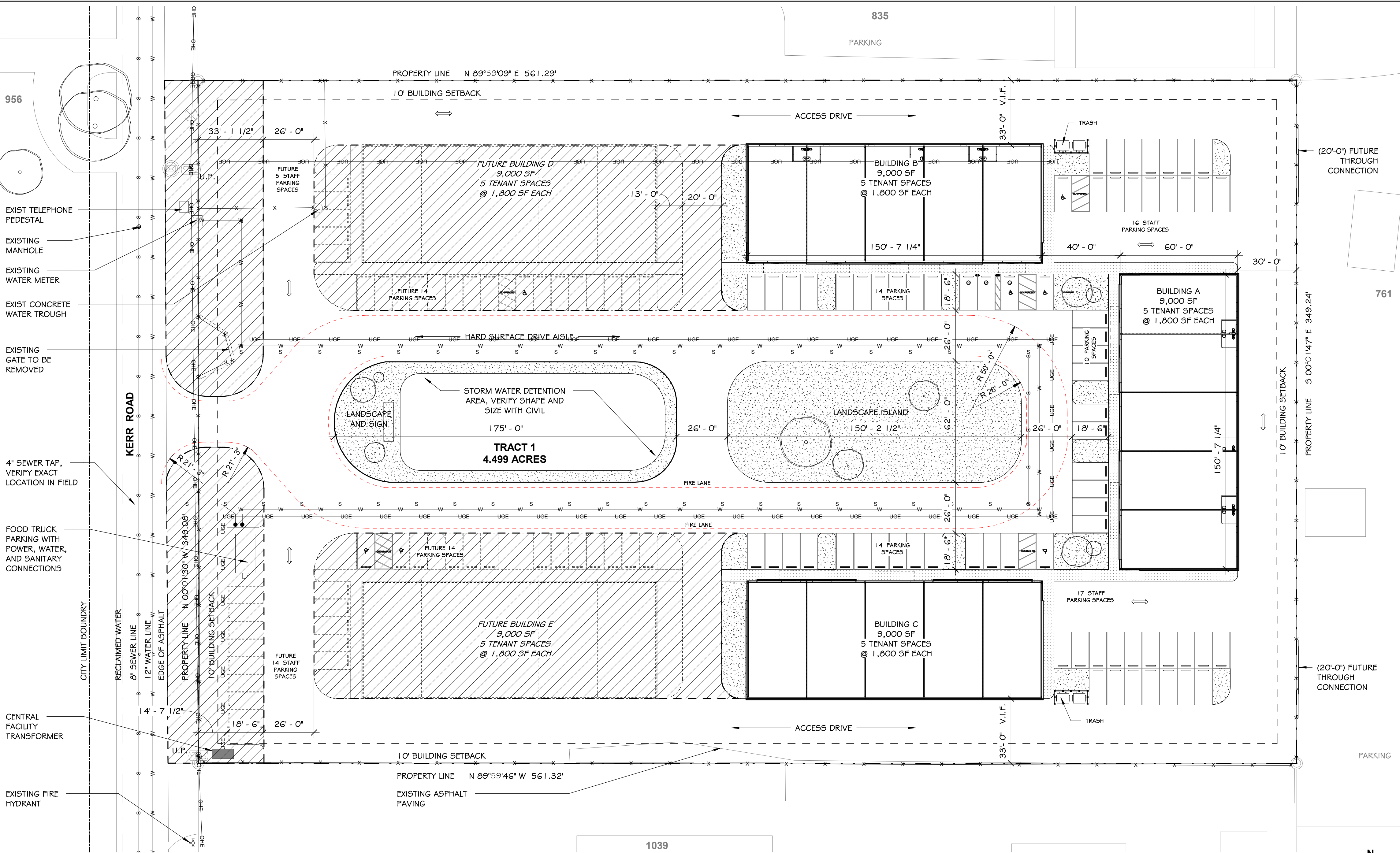
BUSINESS OFFICE 1 SPACE PER 400 SQFT

PHASE 1
TOTAL REQ. PARKING 27,109 SF / 400 = 68 SPACES
TOTAL SPACES PROVIDED 71 SPACES
ADA PARKING REQ. 3 SPACES
ADA PARKING PROVIDED 4 SPACES

FUTURE PHASE
TOTAL REQ. PARKING 18,073 SF / 400 = 46 SPACES
TOTAL SPACES PROVIDED 46 SPACES
ADA PARKING REQ. 2 SPACES
ADA PARKING PROVIDED 3 SPACES

INTERIOR LANDSCAPING REQUIRED: = 1,170 SF + 450 SF + 324 SF = 1,944 SF
PARKING = 117x10% = 1,170 SF
VEHICULAR AREAS = 45,000 SF ÷ 100 = 450 SF
PAVED AREAS = 64,764 SF ÷ 200 = 324 SF

INTERIOR LANDSCAPING PROVIDED: = 21,018 SF



SITE PLAN - PHASE 1

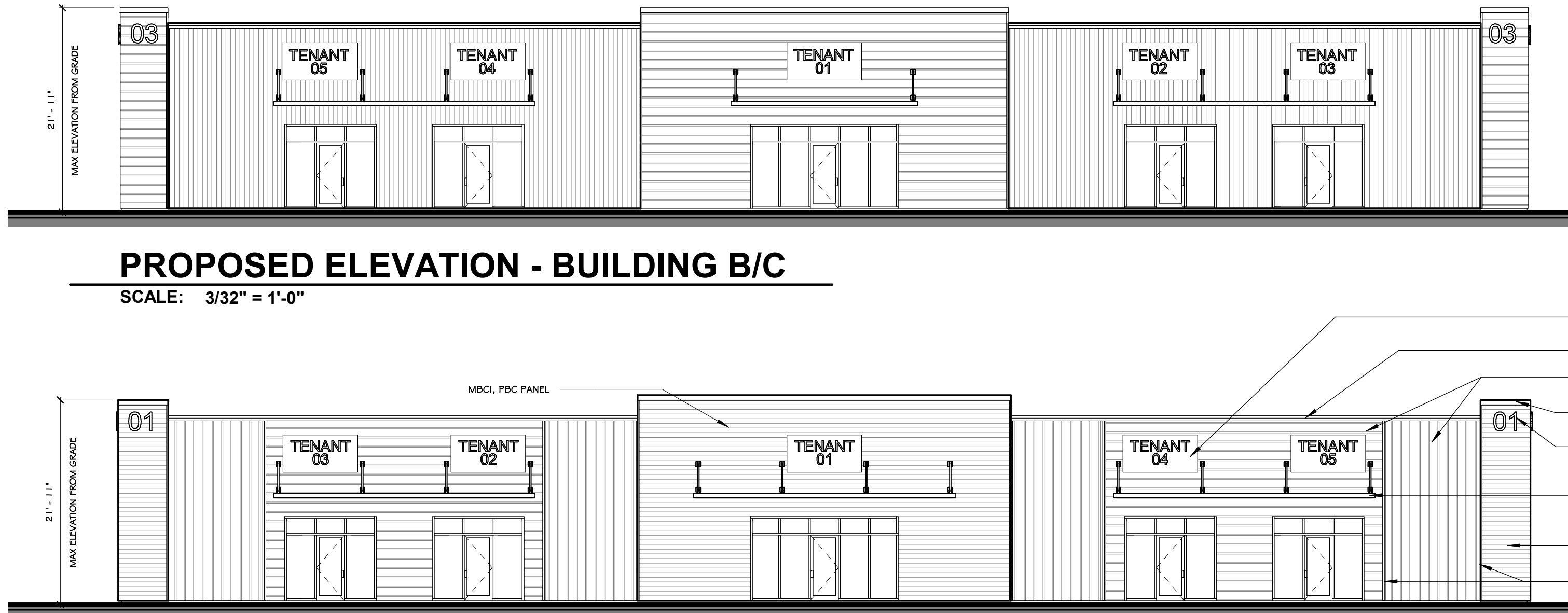
SCALE: 1" = 30'-0"

SITE PLAN LEGEND

- FOUND 1/2" STEEL ROD
- ELECTRIC METER
- WATER METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- PHASE 1
- PHASE 2
- FIRE LANE AND ROAD EASEMENT
- PAVERS, REFER TO KEYED NOTES
- LANDSCAPING

PROPOSED ELEVATION - BUILDING B/C

SCALE: 3/32" = 1'-0"



PROPOSED ELEVATION - BUILDING A

SCALE: 3/32" = 1'-0"

© 2023 MUSTARD DESIGN

mustard
DESIGN

209 South Liano Street, Suite B
Fredericksburg, Texas 78624
830.997.7024

Kerr Road Business Park

977 Kerr Road
FREDERICKSBURG, TX 78624

REVISIONS

NO. DATE DESCRIPTION

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND NOT FOR
REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION

WHITNEY KOCH
24419
06.15.23

SITE PLAN

Drawn By: WLK / MMK

Checked By: WLK

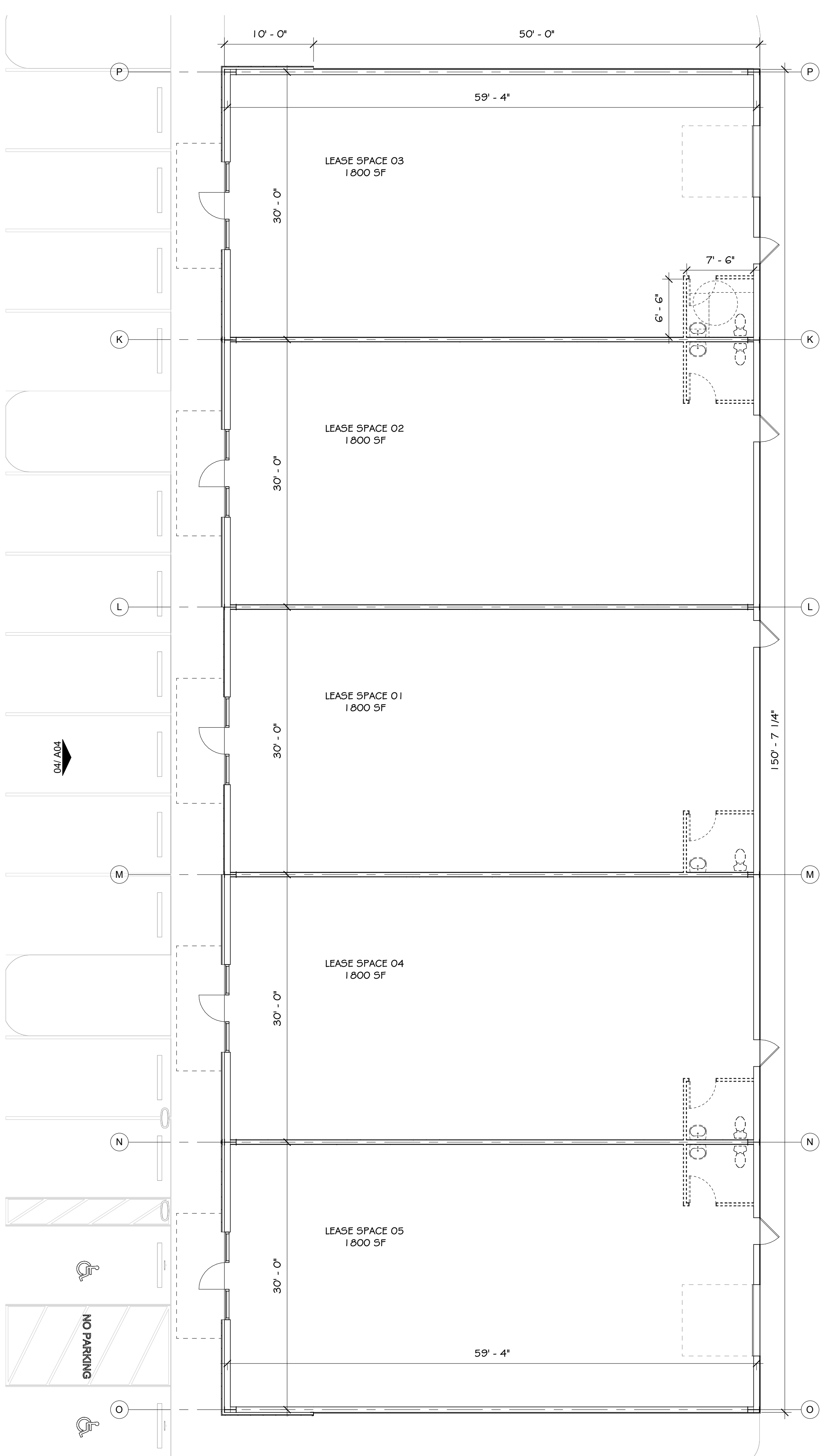
Approved By: WLK

Project No. 2305

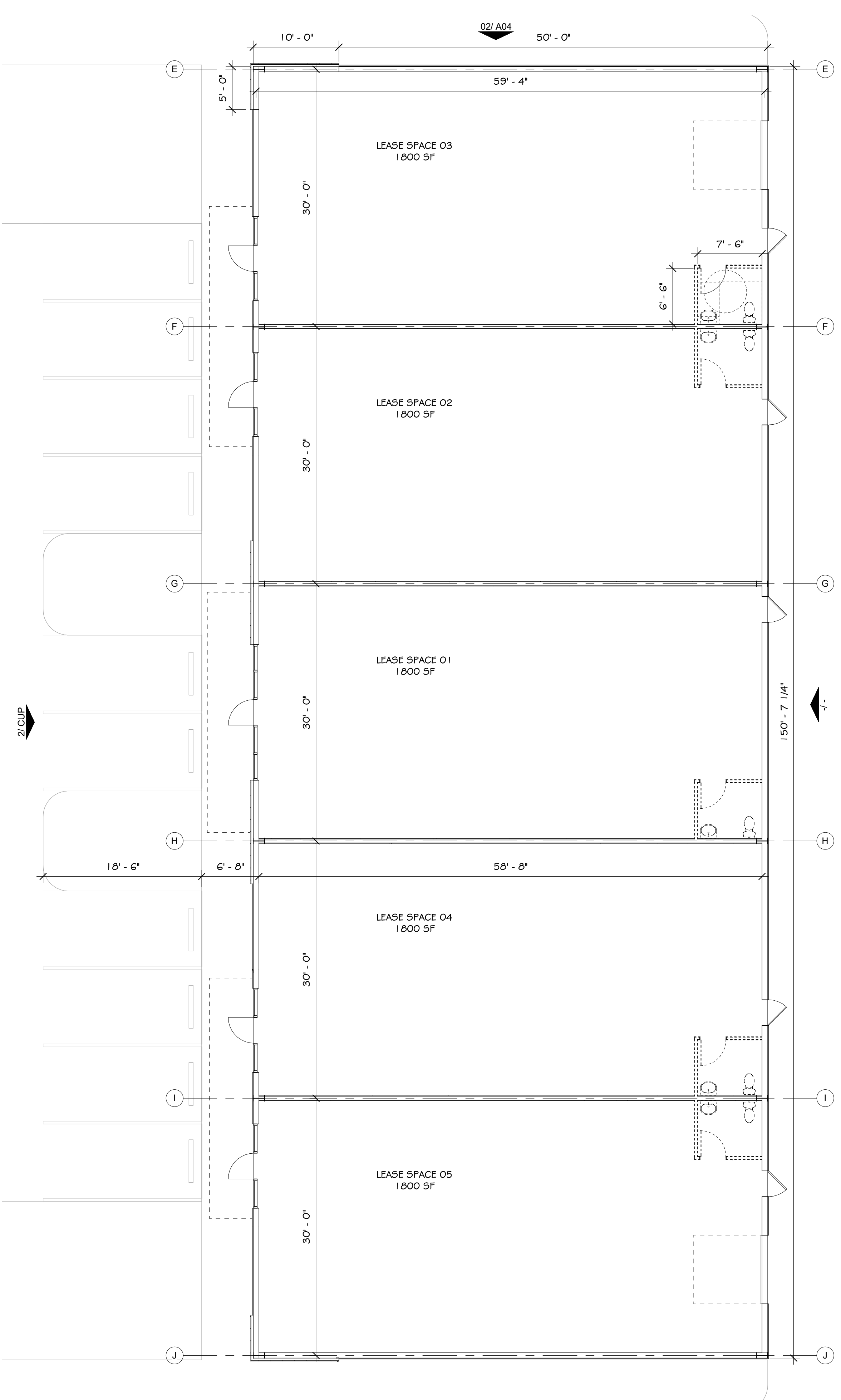
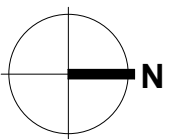
Original Issue Date: 00.00.00

CUP

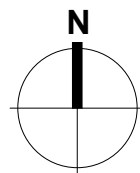
PRELIMINARY
THESE DRAWINGS ARE FOR INTERIM
REVIEW AND NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.
WHITNEY KOCH
24419



02 FLOOR PLAN - BUILDING B&C - OPTION 02
SCALE: 1/8" = 1'-0"



01 FLOOR PLAN - BUILDING A
SCALE: 1/8" = 1'-0"



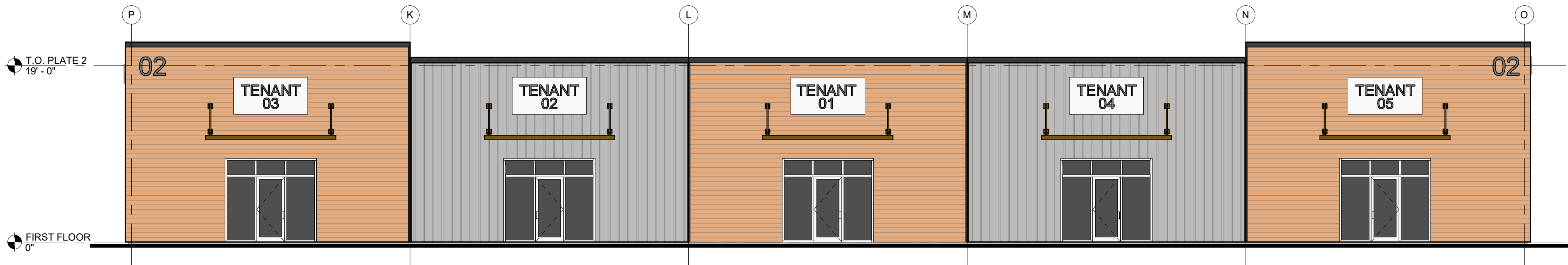
Kerr Road Business Park

Conceptual Floor Plans



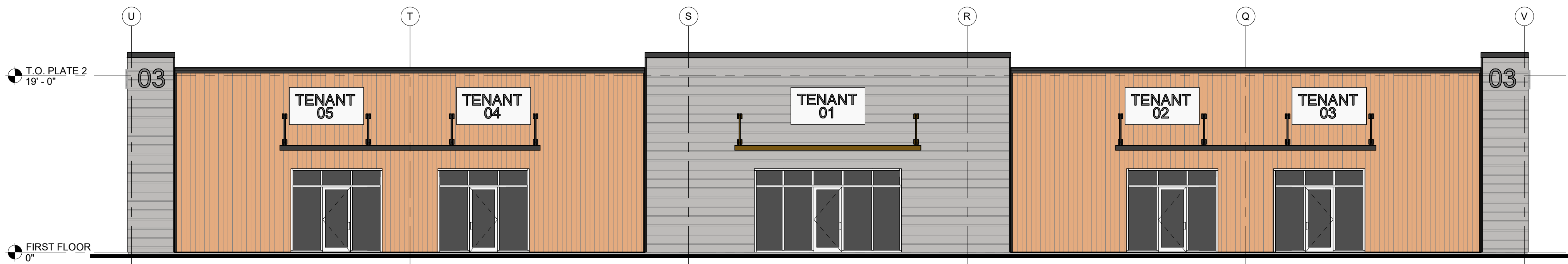
3D View 1

SCALE:



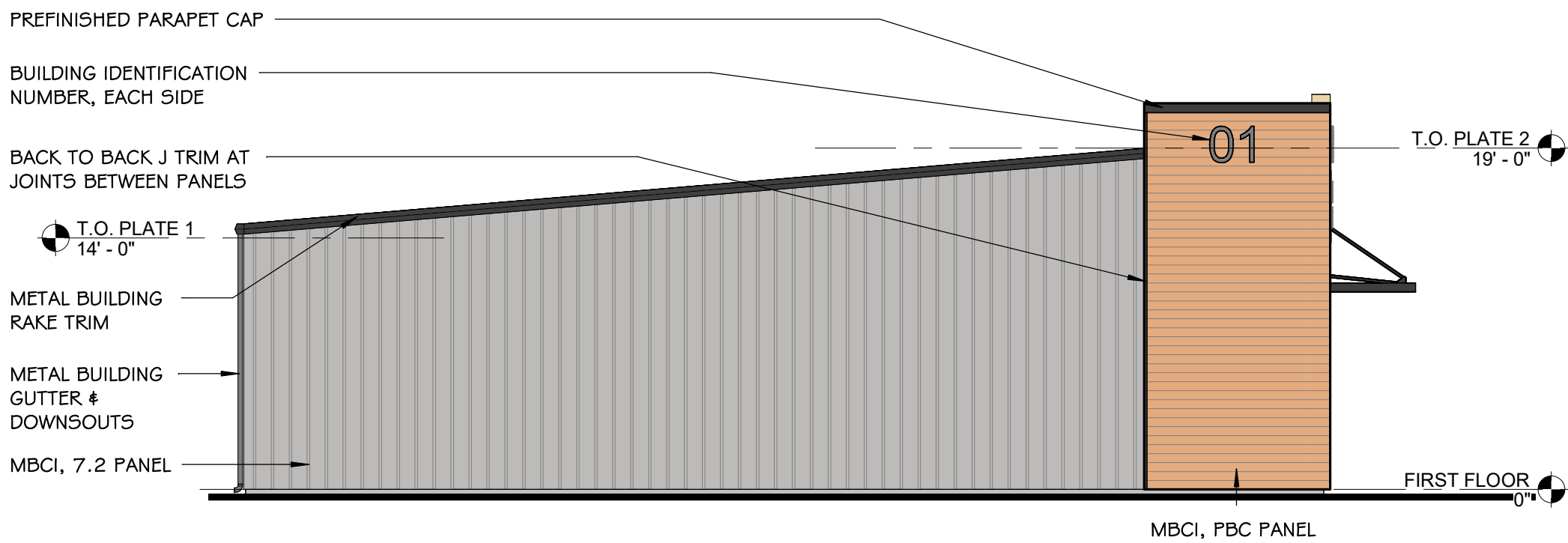
SOUTH ELEV. B&C - OPTION 02

SCALE: 1/8" = 1'-0"



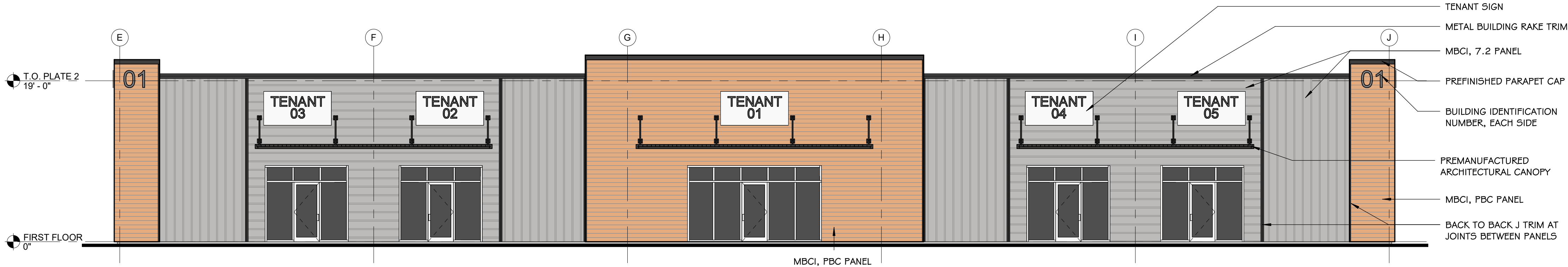
SOUTH ELEV. B&C - OPTION 01

SCALE: 1/8" = 1'-0"



NORTH / SOUTH ELEV. A

SCALE: 1/8" = 1'-0"



WEST ELEV. A

SCALE: 1/8" = 1'-0"

Kerr Road Business Park

Conceptual Elevations



June 29, 2023

Shelby Collier

Development Services Coordinator
City of Fredericksburg, Texas

scollier@fbgtx.org

RE: Kerr Road Business Park CUP request

Dear Shelby,

The following document outlines project conformance with the City of Fredericksburg's Section 5.460 – Review and Evaluation Criteria for CUP request.

Item	Response:
1.	<i>Conformance with applicable regulations and standards established by the Zoning Regulations.</i> The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.
2.	<i>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.</i> The surrounding properties are zoned M-2 Medium Manufacturing. The project designs are compatible with similar uses found in M-2 Medium Manufacturing zoning districts and on adjacent properties. Other features of the project designs are within the guidelines provided for in the Zoning ordinance.
3.	<i>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.</i> The adjacent property uses are compatible with the uses intended for this site and consist of a manufacturing facility and similar business centers with multi-tenant uses.
4.	<i>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</i> The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.
5.	<i>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</i> The project entry/exit points have been appropriated located to allow for clear line of sight for ingress and egressing vehicles. Public and tenant parking and vehicle circulation paths have been separated to limit cross use. Traffic rates are anticipated to be consistent with other business parks of a similar size and use in the area. The existing zoning: M-2 Medium Manufacturing The current land use: Industrial

6. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.*

Site designs allow for appropriate storm water run-off with detention as required by the zoning ordinance. Facility design is in-ward facing for the public access, with the outer drive aisles is designated for tenant access.

Tenant type and uses shall be limited to those that conform to the occupancy rating allowed based on fire code and fire protection services provided at the street.

7. *Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.*

Monument tenant signage will be located centered on the entry, and shall following the current sign ordinance. Building identification signage will conform to the City's sign ordinance.

Building and security lighting will follow the current City design standards and shall not cross the property line or provide unnecessary glare. They shall be building or pole mounted, with final selections to be made at a later date.

8. *Adequacy and convenience of off-street parking and loading facilities..*

The rear driveway loop along the property boundary has been oversized to allow for typical vehicular traffic and loading zones adjacent to the building.

9. *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.*

The project designs are within the guidelines provided for in the Zoning ordinance. The CUP is being requested to allow for the following addition tenant uses:

Light Manufacturing, Limited Warehousing & Distribution, and General Warehousing & Distribution

10. *Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.*

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

11. *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.*

The project designs are within the guidelines provided for in the Zoning ordinance. No variances are requested.

12. *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.*

The use planned for this project is compatible with the uses on the adjacent properties and consist with similar business center with multi-tenant uses.

Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 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.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 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.
- 12 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.
- 13 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.

ORDINANCE NO. 2 0 2 5 - 41

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 ALLOW FOR "GENERAL WAREHOUSING & DISTRIBUTION, AND LIGHT MANUFACTURING" USES AT CERTAIN PROPERTY LOCATED AT 977 KERR ROAD, FREDERICKSBURG, TEXAS; 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, 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 "General Warehousing & Distribution, and Light Manufacturing" uses; 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: Sitman Wainwright

Property Owner: Sitman Wainwright

Property Address: 977 Kerr Road, Fredericksburg, TX 78624

Legal Description:

4,499 ACRES BEING ALL OF TRACT 1, KERR ROAD COMMERCIAL CENTER, PHASE II IN GILLESPIE COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 1. PAGE 142 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

Zoning Change: The property shall remain located in the M2: Medium Manufacturing zoning district, and a Conditional Use Permit for "General Warehousing & Distribution, and Light Manufacturing" uses 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 21st day of October, 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: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: **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

SUMMARY:

The applicant is requesting approval for a Conditional Use Permit (CUP) per Sec. 3.200 of the Zoning ordinance to allow for the establishment and operation of a Club or Lodge at 648 and 652 Post Oak Road.

The property is located on an approximate 5.282 acre tract and has three structures that are approximately 6,700 square feet. The prior use of the site was utilized for a combination of retail, office and light manufacturing uses. The applicant is requesting the conditional use permit to accommodate the proposed Senior Service Center/Club or Lodge Use. The applicant is proposing a building and parking expansion.

BACKGROUND:

Parking: 128 provided, 128 required (Club/Lodge 1 parking space per 5 persons, Kitchen/SVC 1 parking space per 5 persons, Office 1 parking space per 400 sq ft. & Cottage 2 spaces + 1 per bedroom) **Sec. 7.863**

Utilities: Utilities are available to serve this property and if an extension of utilities are required, it would be at the developers' expense.

Detention: Stormwater detention plans and studies shall be reviewed as part of the Civil Construction Plans.

Landscape & Screening: More detail is required to approve the Landscape and Screening Plan, including a landscape calculation based on **Sec. 7.920**. One (1) tree per 75 LF required. Off-street parking shall have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) in depth located between the abutting right-of-way and the off-street parking areas or other vehicular use 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.

FUNDING SOURCE: NA

FINANCIAL IMPACT:

NA

STAFF RECOMMENDATION:

Sec. 5.460. review and evaluation criteria for Conditional Use Permits (CUP) includes 13 items that must be considered when reviewing a CUP application. Of these 13 items, Staff finds that the applicant has met or responded to all the requirements.

The requested additional uses of General Warehousing & Distribution and Light Manufacturing are in keeping with existing uses on neighboring sites, such as Heartland Services which is a full-service production machine shop and Fredericksburg Cast Iron Co. In addition, the development requirements for all proposed uses have been planned for and incorporated into the design including parking and loading areas.

Staff recommended approval of the Conditional Use Permit as presented.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Z-2519 - 648 Post Oak Road (1)
2. Zoning Map (6)
3. Land Use Map (9)
4. Place Type Map (2)
5. Sec. 5.460. - CUP Review and Evaluation Criteria. (1) (1) (1)
6. SP-2513_Photos of Existing Conditions at 648 Post Oak Road
7. Ordinance 2025-42 CUP For Golden Hub

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



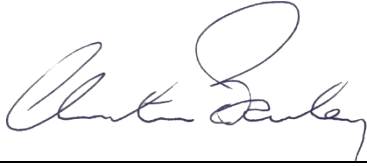
William McKamie, City Attorney

Date: October 15, 2025



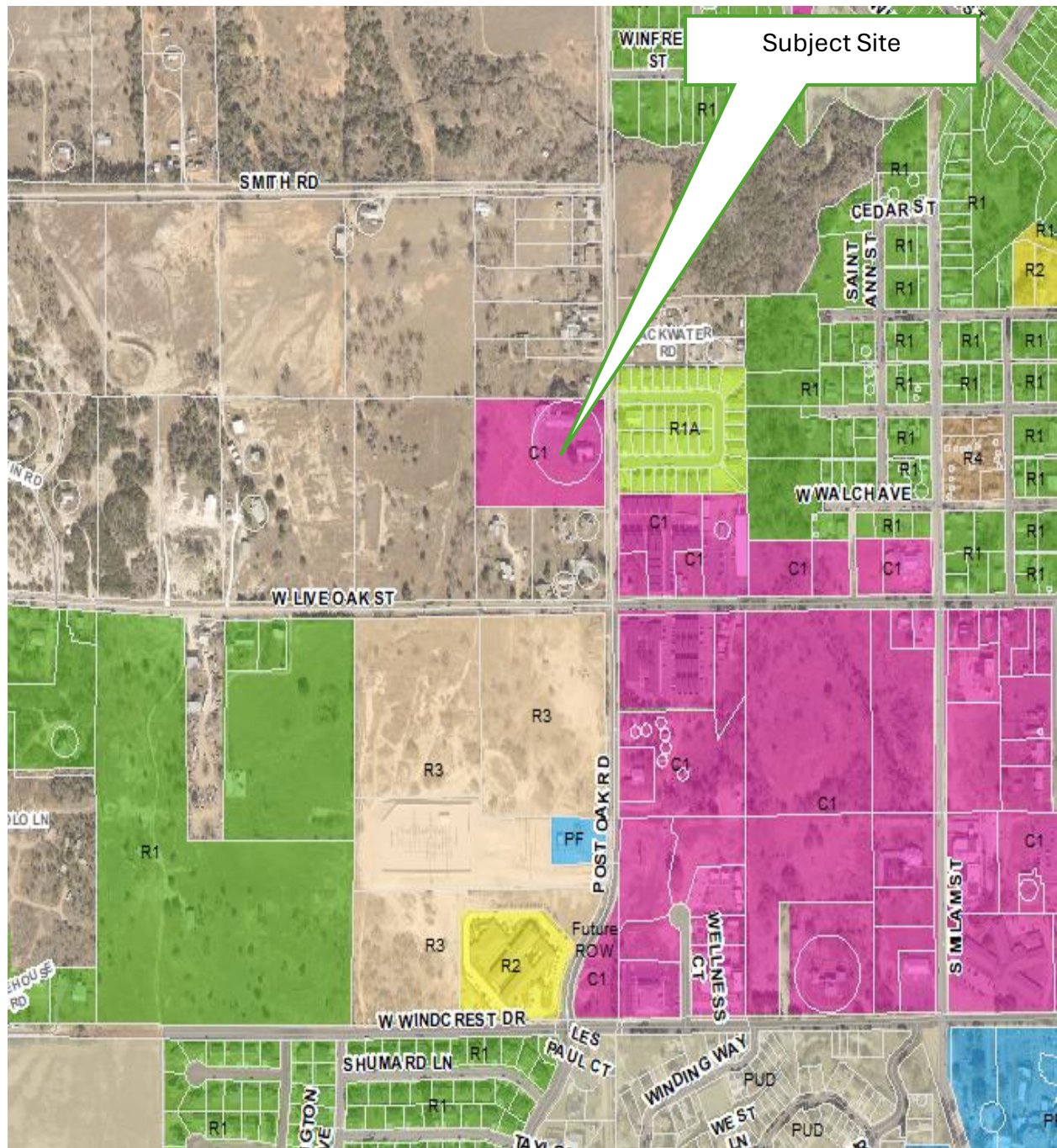
Leticia Vacek, City Secretary

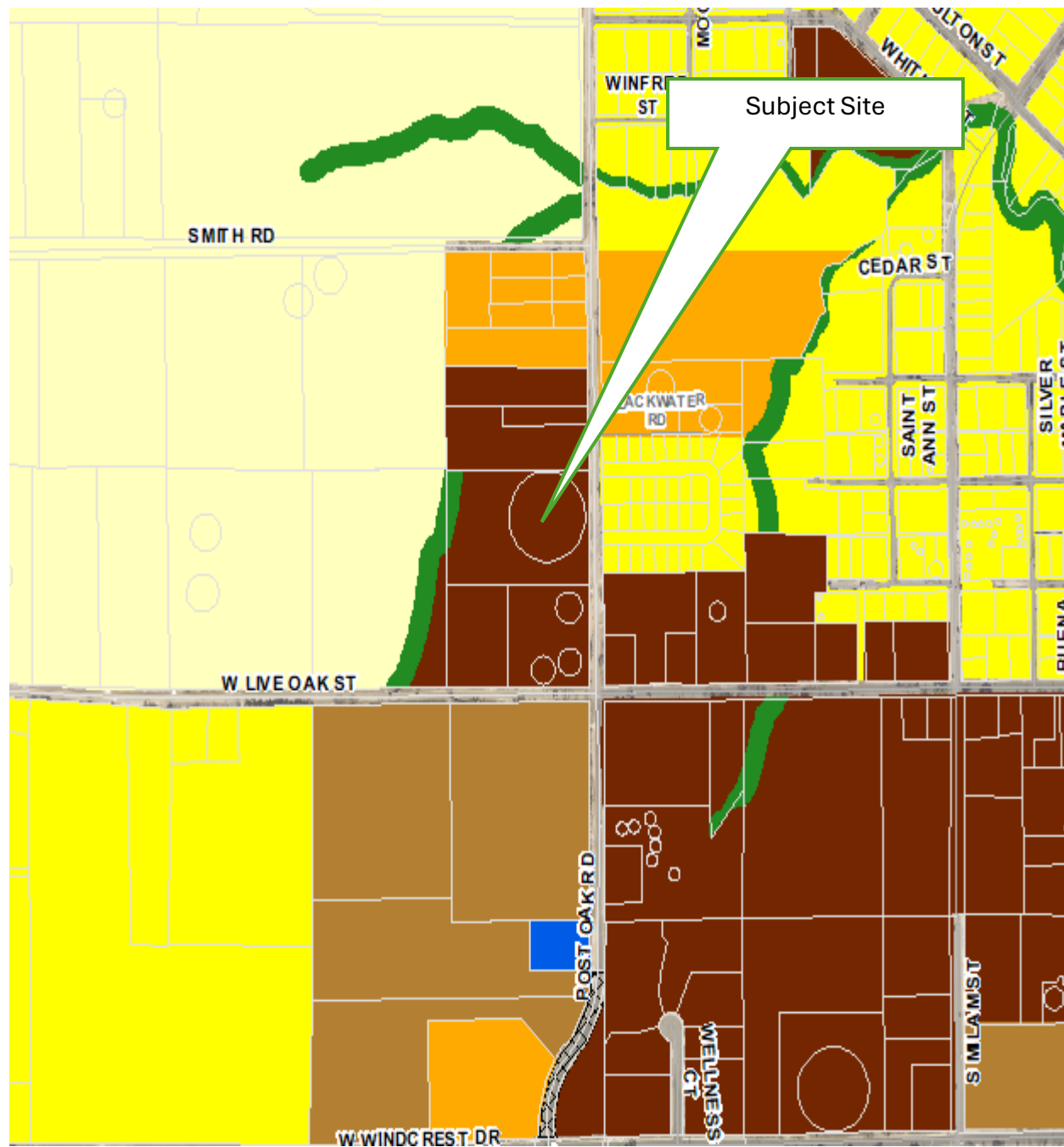
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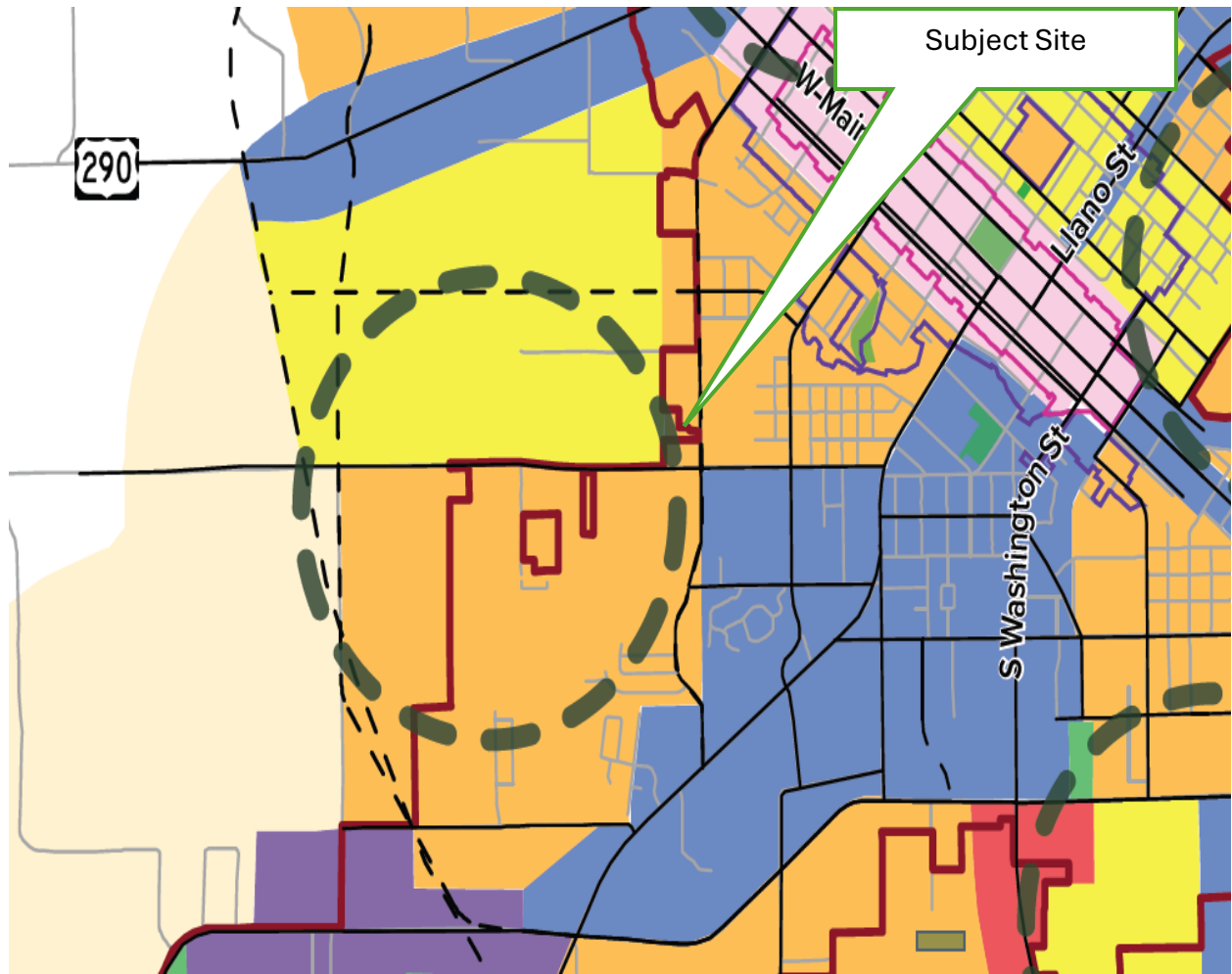


Clinton Bailey, City Manager

Date: October 15, 2025







Sec. 5.460. Review and Evaluation Criteria.

The Planning and Zoning Commission and City Council shall review and evaluate Conditional Use Permit applications using the following criteria:

- 1 Conformance with applicable regulations and standards established by the Zoning Regulations.
- 2 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.
- 3 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.
- 4 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.
- 5 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.
- 6 Protection of persons and property from erosion, flood or water damage, fire, noise, glare and similar hazards and impacts.
- 7 Location, lighting, and type of signs; the relation of signs to traffic control and adverse effect of signs on adjacent properties.
- 8 Adequacy and convenience of off-street parking and loading facilities.
- 9 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.
- 10 Determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations.
- 11 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.
- 12 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.
- 13 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.



South Elevation (Main Building)



South Elevation of West addition



South Elevation of Existing Annex (East Wing) Building



East Elevation of Existing Annex Building



East Elevation of Main Building



North (Rear) Elevation of Main Building



North (West Wing) View of Main Building



West Elevation of Main Building



North Elevation of Existing Cottage (NO WORK)



West Elevation of Existing Cottage (NO WORK)



South Elevation of Cottage (No Work)



East Elevation of Cottage (No Work)

ORDINANCE NO. 2 0 2 5 - 42

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 ALLOW FOR A "CLUB OR LODGE" USE AT CERTAIN PROPERTY LOCATED AT 648 POST OAK ROAD, FREDERICKSBURG, TEXAS; 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, 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 "Club or Lodge" use; 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: Stan Klein

Property Owner: Gillespie County Committee on Aging DBA Golden
Hub Community Center

Property Address: 648 Post Oak Road, Fredericksburg, TX 78624

Legal Description:

5.282 ACRES, LOT 128B-AR, ALLEN ADDITION, SITUATED IN GILLESPIE COUNTY, TEXAS, RESUBDIVSIION FOUND OF RECORD IN VOLUME 4, PAGE 69 OF THE PLAT OF RECORDS OF GILLESPIE COUNTY, TEXAS.

Zoning Change: The property shall remain located in the C1: Neighborhood Commercial zoning district, and a Conditional Use Permit for a "Club or Lodge" 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 21st day of October, 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: October 21, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: **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

SUMMARY:

The applicant has submitted a Zoning Change request for approximately 3.427 acres for property within the 100 Block of E. Ufer Street. The subject property is currently vacant and has individual underlying zoning districts of Central Business District (CBD) and Open Space (OS). The proposed development would include a mixture of retail and service uses that includes a 41-room boutique hotel, restaurant, winery tasting room/retail, mixed-use retail and associated accessory uses. The site would have access points from Ufer and Llano Street. The applicant is requesting to rezone the property from the existing CBD and OS underlying districts to a Planned Unit Development (PUD) to allow for greater flexibility to accommodate the proposed development.

In evaluating this request, the proposal incorporates the total development within approximately 67% of the total lot footprint. The design is intended to address the development challenges associated with a lot that has a significant amount of unusable land due to floodplain restrictions. Based upon that premise, the Planned Unit Development provides greater flexibility for development. It is important to note that the 2024 Comprehensive Plan identifies this area as a Mixed-Use Community / Corridor place type and recommends a variety of appropriate zoning categories such as R2, R3, R5, C1, C1.5, C2, M3, MU1 & MU2.

In reviewing this request, the applicant is seeking three actions to accommodate the Planned Unit Development. They are seeking approval of a Conditional Use Permit in accordance to the provisions set forth in **Sec. 5.400**, a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed-Use Community

Corridor Place Type *to remain*) and a Zoning Change from Central Business District (CBD) / Open Space (OS) to Planned Unit Development (PUD).

BACKGROUND:

A Planned Unit Development (PUD) is a development which is planned and developed as a single development operation or in phases. Each phase is specifically integrated into and made a part of the overall plan, which shall include streets, lots, utilities, densities and planned for structures as well as land uses.

A Planned Unit Development may consist of dwelling units, and may also include non-residential uses that may be compatible with the unitary design for the PUD. This information may be found in **Sec. 3.700** of the Zoning Ordinance.

The purpose of the PUD zone provides a means of achieving greater flexibility in the development of land, appropriate in size and shape to facilitate utilization in a manner not possible by conventional zones. The PUD zone is intended to encourage more efficient uses of land, while still providing proper arrangement of uses and structures. As such, PUDS must be related to the land, surrounding uses and zoning, and would ensure the fulfillment of community needs relative to certain residential, commercial or other land uses. Through the exercise of sound and proper planning principles, PUDs incorporate appropriate property development standards that would not be detrimental to surrounding property uses or public health, safety, and welfare.

All forms of Planned Unit Developments (PUD) shall be subject to the granting of a Conditional Use Permit (CUP) and may include mixed combinations of the various forms of land uses. The property development standards denoted in the various zones defined in the Zoning Ordinance may be used as guidelines for the determining of appropriate property development standards.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

The project, as presented, creates an infill opportunity for a currently vacant tract and allows for greater flexibility of density, design standards and uses within a highly visible corridor. When considering a PUD staff would want to ensure that all proposed and permitted uses, incorporated within the PUD, are consistent with the place type designation as well as the current underlying zoning and trend of development. Furthermore, although the PUD allows for greater flexibility for development, staff would want to ensure that all dimensional standards are consistent with the trend of development and are not detrimental to the surrounding properties.

The Planning and Zoning Commission recommended approval contingent upon the following:

1. All Permitted and Conditional Uses, incorporated into the PUD, are consistent with the current underlying zoning districts.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility

ATTACHMENTS:

1. Z-2520_110 E Ufer
2. Zoning Map (7)
3. Land Use Map (10)
4. Place Type Map (3)
5. Combined App For PZ Packet
6. Z-2520_Review Comments _Combined
7. P-2526_ P-2526 Comments Response
8. P-2526_Ufer Street Plat_Preliminary Review
9. Ordinance 2025-43 CUP Updated
10. Ordinance 2025-44 Land Use Llano Combined 2
11. Ordinance 2025-45 Zoning Llano Combined

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: October 14, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



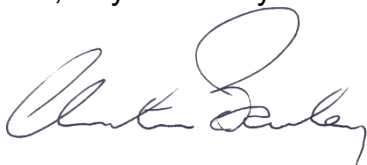
William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025

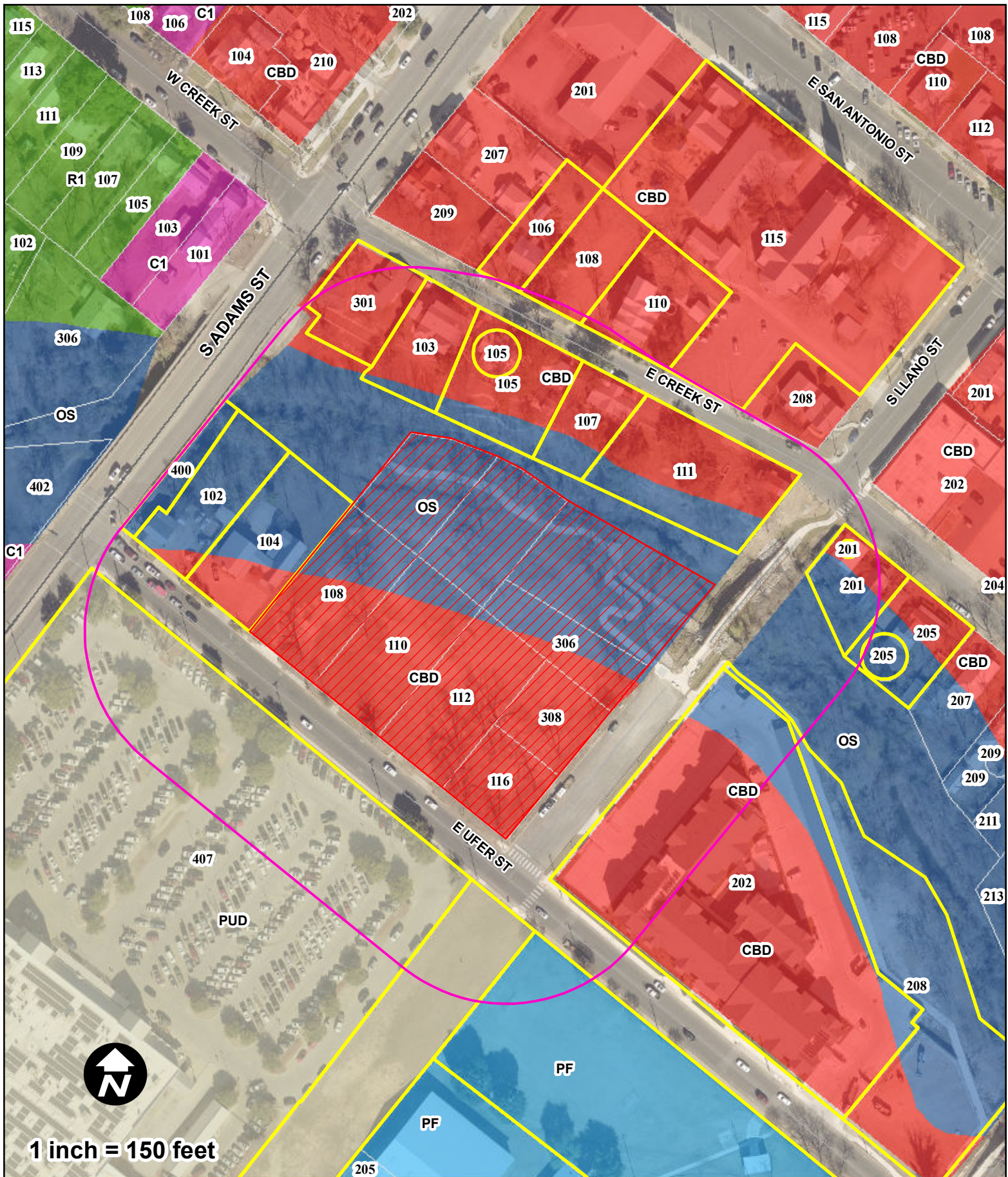
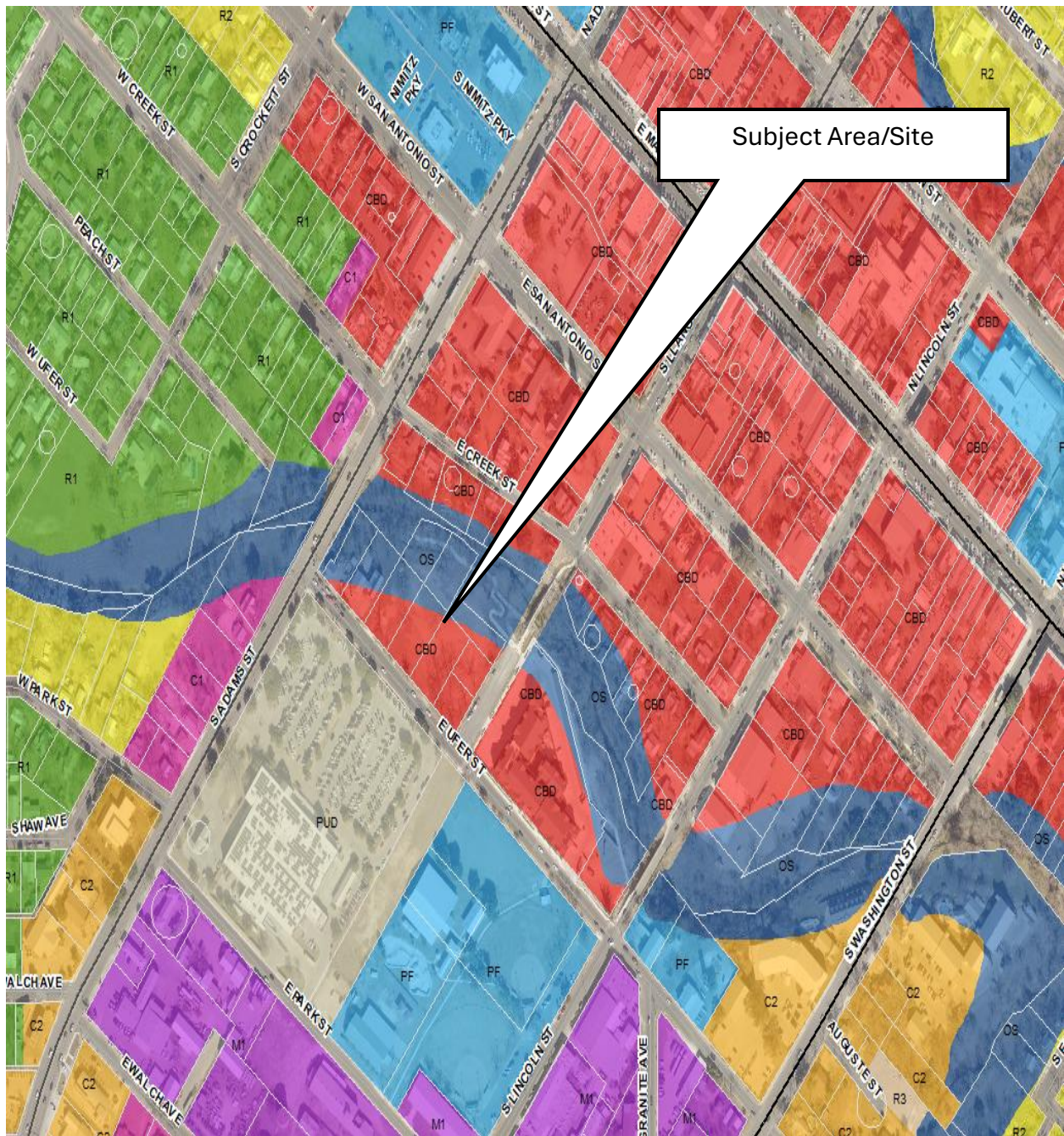
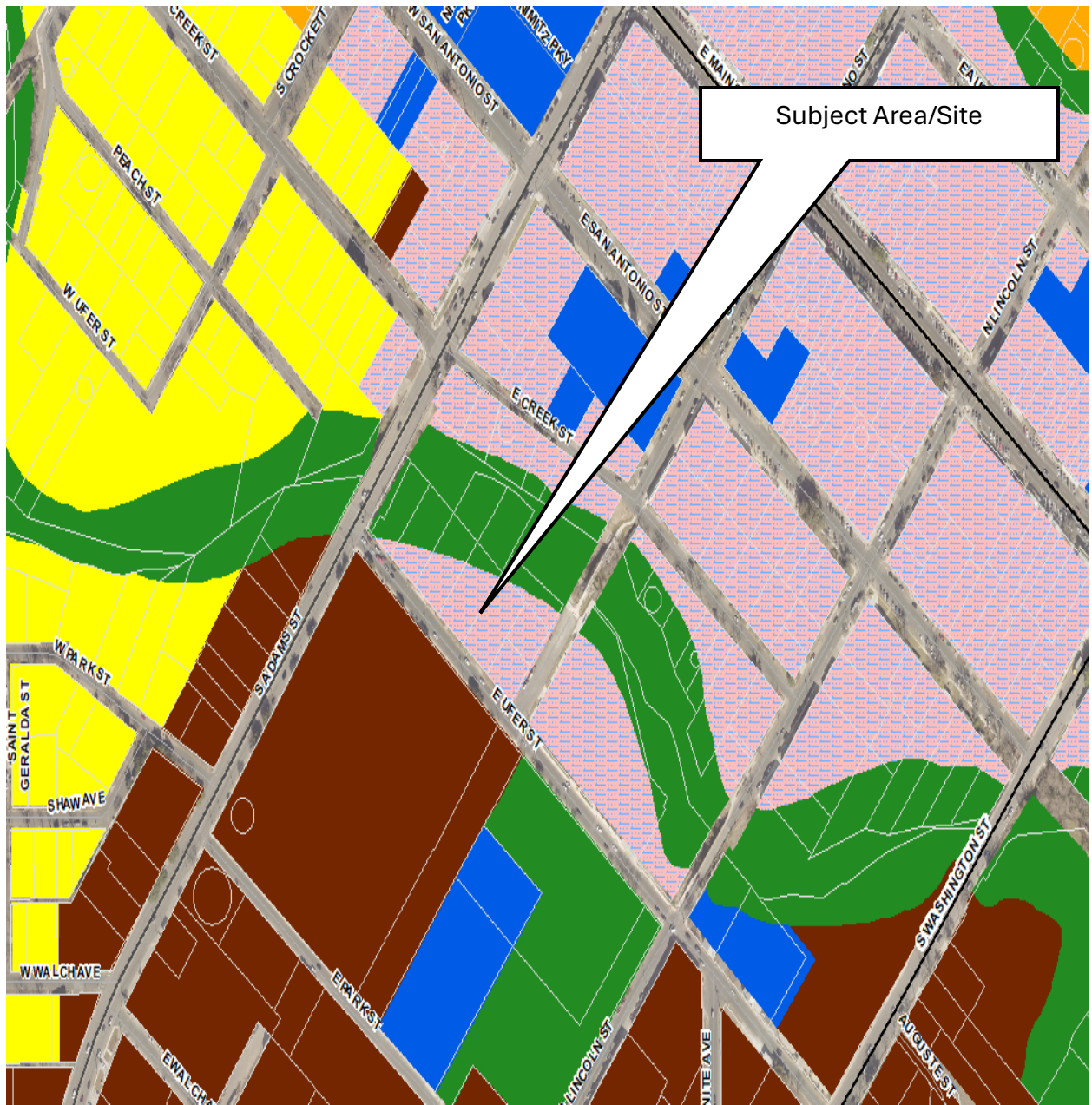


FIGURE 1
City of Fredericksburg
Z-2520 - 110 E Ufer Street

LEGEND

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





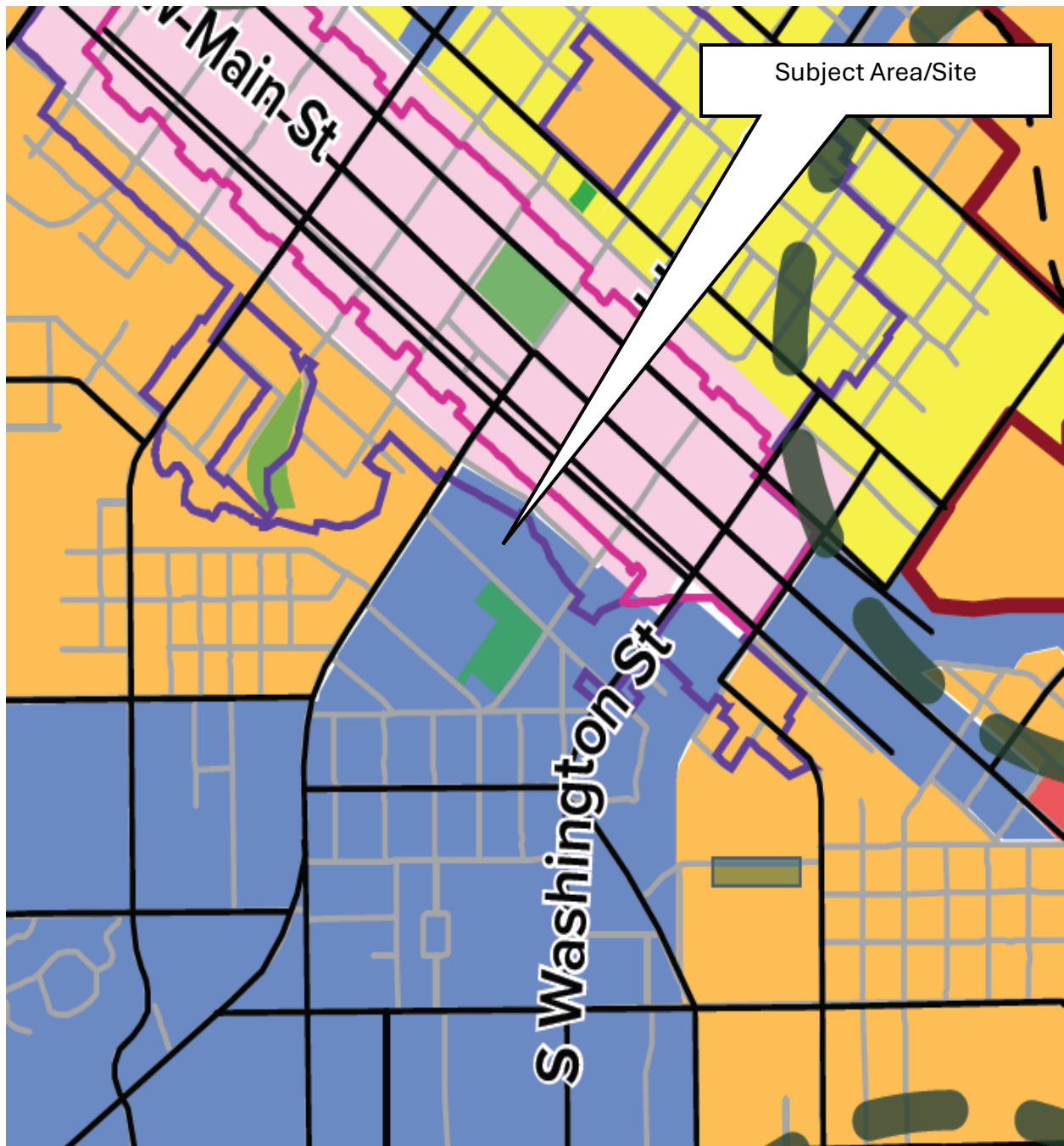


EXHIBIT “D”

PERMITTED USES LLANO ESTACADO PUD

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit “D”.

Commercial Use:

Administrative Business Offices

Professional Offices

Arts and Crafts (e.g. galleries and other art sales)

Cocktail Lounge

Indoor and Outdoor Entertainment, including but not limited to (1) public or private events and/or festivals, (2) trade shows, (3) conferences, (4) general public assembly, and (5) weddings.

Consumer Convenience Services

Food Sales

Food Sales shall include business offering retail food sale for non store-based consumption, , as well as farmer’s markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

Mobile Food Establishments, including food carts, and other similar outdoor mobile businesses

Restaurant

General Retail Sales

Hotels/Motels

Liquor Sales

Off-Street Parking

Valet Parking

Personal Improvement Services

Personal Services

Personal Services shall also include Spas and other similar uses.

Recreational

Supporting services such as personal transportation rentals, both electric and non-electric

Winery Tasting Room

Financial Services

Restaurant – Limited

Brewery/microbrewery

Distillery

Industrial Uses:

Custom manufacturing
Light Manufacturing

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services

LLANO ESTACADO WINERY
MIXED-USE DEVELOPMENT
110 E. UFER STREET
FREDERICKSBURG, TX 78624

[illegible]

PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND REGULATORY
APPROVAL AND NOT FOR
PERMITTING, OR CONSTRUCTION

WHITNEY KOCH
24419
08.25.25

PUD SITE PLAN

Drawn By: WLK

Checked By: WLK

Approved By: WLK

Project No.	2503.01
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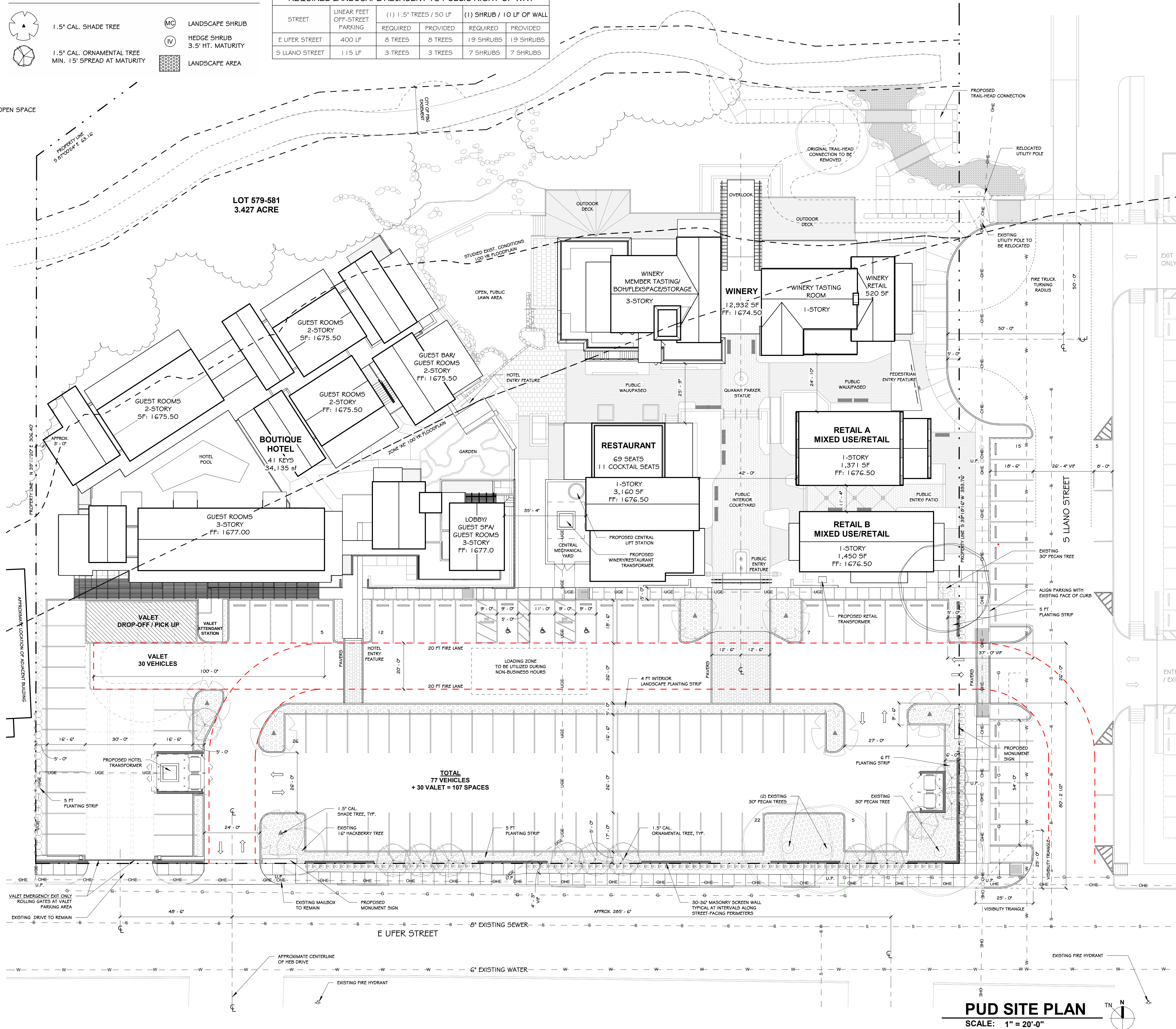
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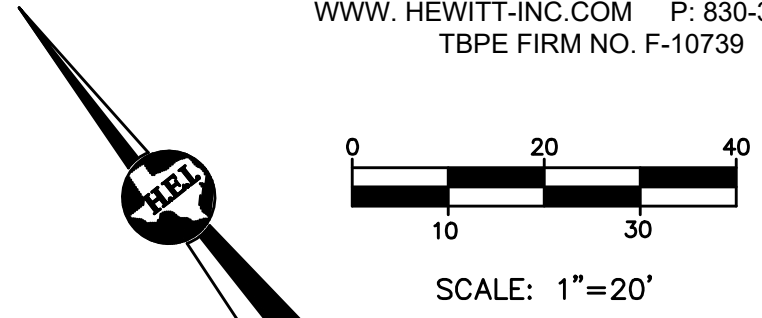
PUD - SP

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Page 229 of 340

REFER TO LANDSCAPE DOCUMENTS PROVIDED FOR MORE INFORMATION

REQUIRED LANDSCAPE ADJACENT TO PUBLIC RIGHT-OF-WAY					
STREET	LINEAR FEET OFF-STREET PARKING	(1) 1.5' TREES / 50 LF		(1) SHRUB / 10 LF OF WALL	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
UPPER STREET	400 LF	8 TREES	8 TREES	19 SHRUBS	19 SHRUBS
LLANO STREET	115 LF	3 TREES	3 TREES	7 SHRUBS	7 SHRUBS



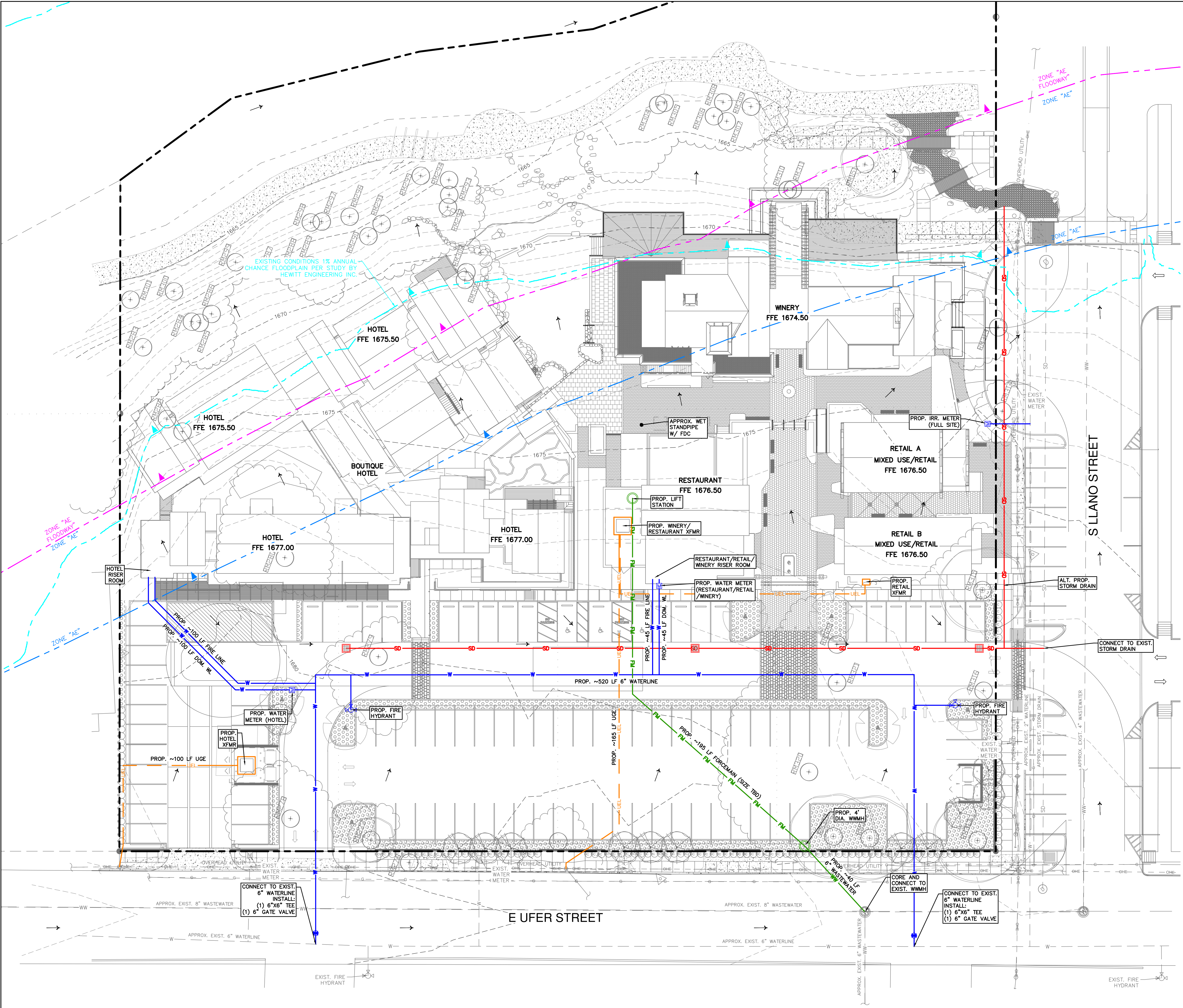


LEGEND

	=PROPOSED CONTOUR
	=EXISTING CONTOUR
	=PROPERTY BOUNDARY
	=EXISTING OVERHEAD ELECTRIC
	=PROPOSED STORM DRAIN
	=EXISTING WATER
	=PROPOSED WATER
	=EXISTING WASTEWATER
	=PROPOSED WASTEWATER
	=PROPOSED FORCE MAIN
	=EXISTING UNDERGROUND ELECTRIC
	=EXISTING GATE VALVE
	=PROPOSED GATE VALVE
	=EXISTING FIRE HYDRANT
	=PROPOSED FIRE HYDRANT
	=PROPOSED WATER METER
	=FLOW ARROW

GENERAL NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. CONTRACTOR TO COORDINATE LOCATION OF EXISTING UNDERGROUND WATER AND WASTEWATER UTILITIES AND PROPOSED UTILITY CONNECTIONS WITH THE CITY OF FREDERICKSBURG.



LLANO ESTACADO WINERY

MIXED-USE DEVELOPMENT

110 E. UFER STREET
FREDERICKSBURG, TX 78624

REVISIONS	NO.	DATE	DESCRIPTION
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	2		
	3		
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	20		

INTERIM REVIEW ONLY

Document incomplete: not intended for permit, bidding or construction.
EMMETT C. GOLD
Engineer
140488
Registration Number
08-24-25
Date

HEWITT ENGINEERING, INC.
TBPE FIRM NO. F-10739

PUD
PRELIMINARY UTILITY AND
DRAINAGE PLAN

Drawn By: HEWITT ENGINEERING INC.

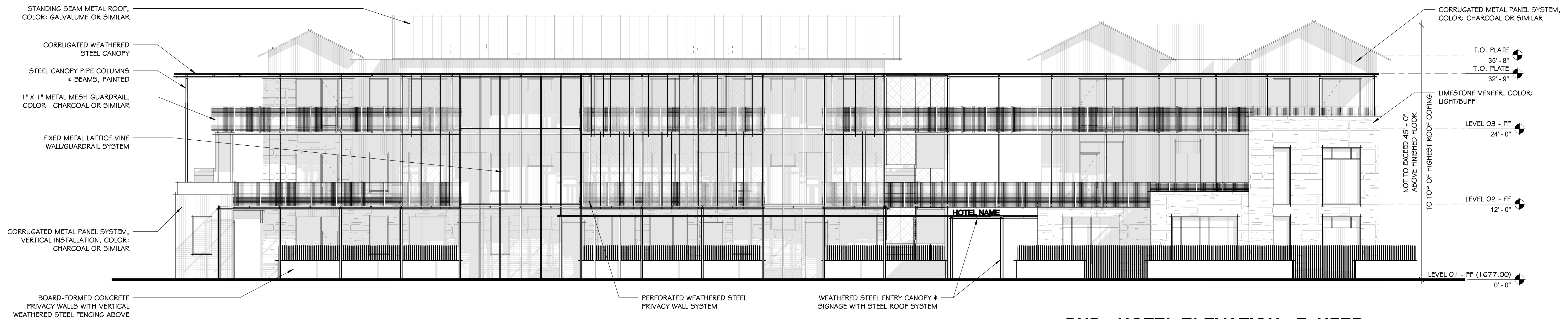
Checked By: ECG

Approved By: ECG

Project No. HEI 24182

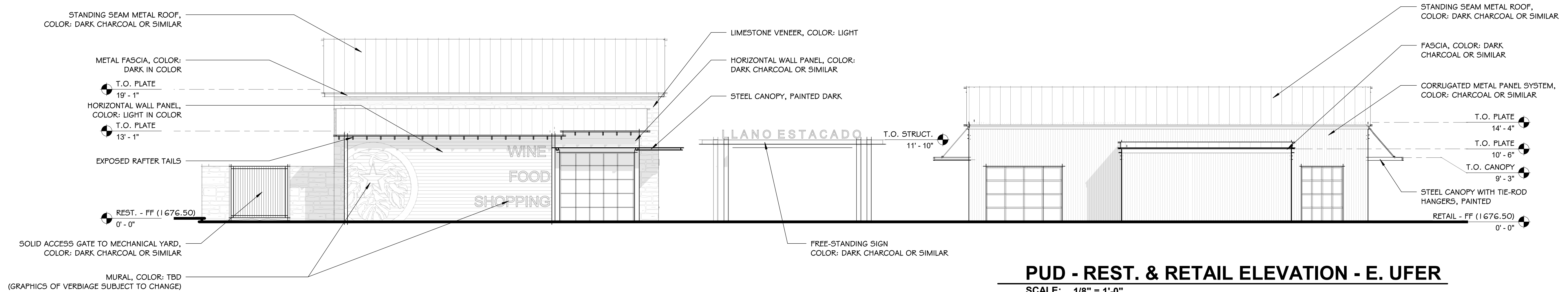
Original Issue Date: 00.00.00

PUD - UP



PUD - HOTEL ELEVATION - E. UFER

SCALE: 1/8" = 1'-0"



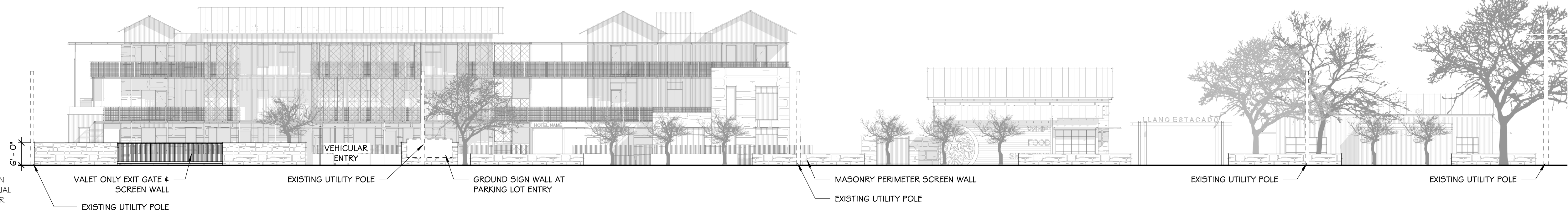
PUD - REST. & RETAIL ELEVATION - E. UFER

SCALE: 1/8" = 1'-0"



PUD - OVERALL BUILDING ELEVATION - E. UFER

SCALE: 1/16" = 1'-0"



PUD - OVERALL STREET ELEVATION - E. UFER

SCALE: 1/16" = 1'-0"

DESIGN REPRESENTATION ONLY:
BUILDING IMAGES ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT THE FINAL COLORS/MATERIAL SELECTION. SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCE AND FINAL DESIGN DETAILING.

[illegible]

PRELIMINARY

THESE DRAWINGS ARE FOR
TERIM REVIEW AND REGULATORY
APPROVAL AND NOT FOR
PERMITTING, OR CONSTRUCTION

WHITNEY KOCH
24419
00.00.00

PUDE ELEVATIONS - E.
 UFER ST.

Drawn By: _____ Author: _____

Checked By: _____ Checker _____

Approved By: _____ Approver

Project No.	####
-------------	------

Original Issue Date: 00.00.00

PUD01

Conditional Use Permit (CUP) Application – Site Pictures

Subject Property: 110 E. Ufer Street

Owner: Llano Winery Properties, LLC

Authorized Applicant: Whitney Koch, AIA, NCARB
Mustard Architects

Application Date: 08.25.2025



North Elevation



South Elevation



West Elevation



East Elevation

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FREDERICKSBURG AND CHANGING THE ZONING CLASSIFICATION OF 3.427 ACRES IN GILLESPIE COUNTY, CITY OF FREDERICKSBURG, TEXAS, FROM Central BUSINESS DISTRICT (CBD) AND OPEN SPACE (OS) TO PUD PLANNED UNIT DEVELOPMENT

WHEREAS, an Application for Rezoning has been submitted by the owner of the property described on Exhibit "A", attached hereto and made a part hereof (the "Property") to change the Property from its present zoning classification, which is Central Business District (CBD) and Open Space (OS) to Planned Unit Development (PUD); and

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

WHEREAS, the City Council has specifically found, following public hearing, that such changes are consistent with the objectives of the City of Fredericksburg Zoning Ordinance and the Comprehensive Land Use Plan of the City of Fredericksburg, and

WHEREAS, 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 200 feet (200') therefrom.

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

Section 1. The zoning ordinance of the City of Fredericksburg is hereby partially amended.

Section 2. The zoning classification of 3.427 acre(s) of land situated in the City of Fredericksburg, Gillespie County, Texas, being all of the Property in the City of Fredericksburg, according to the map or plat thereof which is found of the record in Volume [REDACTED], Page [REDACTED] of the Plat Records of Gillespie County, Texas, is hereby changed, and shall be the PUD Planned Unit Development. The PUD zoning shall be subject to the plat, along with the allowable uses and other attachments set forth

in Exhibits “B” through “D” (collectively, the “PUD Plan”) which shall become a part of the zoning ordinance law applicable to the Property, violation of which shall constitute a violation of the zoning ordinance of the City of Fredericksburg.

Section 3. That this ordinance shall take effect from and after the date of its passage.

PASSED AND APPROVED this the _____ day of _____, 2025.

_____, Mayor
City of Fredericksburg

ATTEST:

Name: _____
Title: _____

APPROVED AS TO FORM:

Name:
Title: City Attorney

EXHIBIT “A”

LEGAL DESCRIPTION

EXHIBIT "B"

ZONING NOTES LLANO ESTACADO PUD

- 1) No building shall be erected at any location in the PUD other than substantially in compliance with the building locations shown on the PUD Plan.
- 2) Access to and from the PUD shall be at the locations and widths as shown on the PUD Plan.
- 3) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 4) Fire hydrants shall meet N.F.P.A. requirements.
- 5) No use shall be allowed within the PUD other than those uses listed on the Site Plan or on the attachment hereto entitled Permitted Uses, unless otherwise approved in writing by the City of Fredericksburg.
- 6) Building heights shall not exceed 45 feet above the highest finished floor slab to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, as reflected on the attached Site Plan, or unless otherwise reflected on a supplemental site plan.
- 7) All utility lines within the PUD site shall be installed underground, except designated electrical facilities to be installed above ground by the appropriate utility companies.
- 8) Parking spaces shall be provided as shown on the Site Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 9) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 10) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
- 11) All landscaped areas, adjacent to vehicular drive aisles or parking stalls, shall provide curbing or other protection from vehicular encroachment, as generally reflected on the attached Site Plan.

- 12)The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. Irrigated landscaped areas will have underground or drip irrigation systems
- 13)Trash and refuse storage areas shall be in the location and as generally depicted on the PUD Plan to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.
- 14)Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.
- 15)Landscaping provided in the PUD Plan is in general conformance with the City of Fredericksburg Landscape Ordinance, and the final designs shall be based as conceptually depicted on the attached plans. Minor variations may be present in the final design due to material/plant selections, material availability, or construction variations. The final landscape plans may be approved administratively and shall not require a PUD amendment.
- 16)Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs", and as shown on the attached PUD documents.
- 17)Contractors shall be responsible for protecting all trees which are to remain during construction.
- 18)No exterior lighting shall direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.
- 19)Provided a "no detention" study is completed by the owner's engineers as part of the building permit package, no on-site detention will be required.
- 20)Water and sanitary sewer lines shall be constructed as conceptually depicted on the attached Site Plan. The final utility alignments may be approved administratively and shall not require a PUD amendment.

EXHIBIT “C”

PERMITTED SIGNS LLANO ESTACADO PUD

- 1) Allowable signage shall be in accordance with signage approved and as shown on the attached PUD document plans, or as noted below.
- 2) Wall signage –
 - a. A maximum of two (2) wall signs are permitted for each business on the property
 - b. Each building shall be allowed a maximum sign area of 1½ square feet for each linear foot of the building frontage for each sign, not to exceed 80 square feet.
 - c. When multiple businesses occupy a single building, the allowable sign square footage per sign per business as defined in 2a above for that building shall be divided equally per the number of businesses that require signage, unless otherwise specified
 - d. Individual letter signs and wall signs shall be permitted on the facade or walls of the building.
 - e. The wall sign may extend above the associated roof line of the building to which they are attached, but shall not extend above the associated wall or coping.
 - f. Wall signs and letters may be painted, raised, or surface mounted and may be internally or exterior illuminated.
- 3) Ground signage –
 - a. Ground signs shall be expressly permitted at locations shown on the site plan.
 - b. Ground signs shall be allowed to be double-sided or single-sided.
 - c. Each individual ground sign is restricted to a maximum total signage area not to exceed 60 square feet per side.
 - d. Each individual monument sign's height shall not exceed 7 feet 0 inches feet above adjacent grade.
- 4) Unattached signs, also known as portable, Sandwich, Chalkboard, or A-frame signs, shall be allowed at each business and limited to six (6) square feet per individual business.
- 5) Other signs permitted - All signs exempted from regulation as provided in Section 29-5 of the Fredericksburg Sign Ordinance, and all other signs permitted by the Fredericksburg Sign Ordinance Section 29-7(4) in the Central Business District (CBD) shall be permitted, except as modified within the PUD Plan.

- 6) Signs expressly forbidden in Section 29-6 of the City of Fredericksburg Sign Ordinance shall not be permitted, except as noted below, in this document, and as shown on the attached PUD document plans. Further exceptions to the code are as follows:
- a. Wall and canopy signs have mounts on or are supported by the roof of a building, and there may be limited roof-mounted signage, as shown on the attached Site Plans. One (1) canopy sign shall be permitted at the following location: the Hotel Entry Feature as shown on the PUD Plans. Each canopy sign shall not exceed 60 sf.
 - b. Free-standing signage shall be allowed only where shown and approved on the attached PUD document plans. One (1) free-standing sign shall be permitted on or around each of the following locations: the Public Entry Feature and the Pedestrian Entry Feature as shown on the PUD Plans. Each sign shall not exceed 80 sf. Free-standing sign elevations above surrounding grade shall be permitted to be as shown on the attached PUD plans.
 - c. Murals shall be permitted where shown on the approved PUD documents. Mural design, graphics, and colors shall be submitted as part of the sign permit process.
- 7) Internal streetscape, way-finding signs for individual businesses shall be expressly allowed, and are allowed to be internally illuminated.

EXHIBIT “D”

PERMITTED USES LLANO ESTACADO PUD

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit “D”.

Commercial Use:

Administrative Business Offices

Professional Offices

Arts and Crafts (e.g. galleries and other art sales)

Cocktail Lounge

Indoor and Outdoor Entertainment, including but not limited to (1) public or private events and/or festivals, (2) trade shows, (3) conferences, (4) general public assembly, and (5) weddings.

Consumer Convenience Services

Food Sales

Food Sales shall include business offering retail food sale for non store-based consumption, , as well as farmer’s markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

Mobile Food Establishments, including food carts, and other similar outdoor mobile businesses

Restaurant

General Retail Sales

Hotels/Motels

Liquor Sales

Off-Street Parking

Valet Parking

Personal Improvement Services

Personal Services

Personal Services shall also include Spas and other similar uses.

Recreational

Supporting services such as personal transportation rentals, both electric and non-electric

Winery Tasting Room

Financial Services

Restaurant – Limited

Brewery/microbrewery

Distillery

Industrial Uses:

Custom manufacturing
Light Manufacturing

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services



September 25, 2025

Whitney Koch
Mustard Designs

RE: Z-2520 Review Comments for the 110 E Ufer Street, Fredericksburg, Texas, 78624

Dear Ms. Koch,

Project will require Planning and Zoning approval scheduled for **Wednesday, October 1, 2025**, at New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624 at 5:30pm.

Please respond by or before Tuesday, September 30, 2025,

Development services Comments

1. Exhibit B Zoning Notes:

- Clarify Parking Numbers: Show 107 spaces based upon review the required minimum appears to be approximately 123 spaces. Clarify shortage and if a 13% parking reduction condition is being requested. If misinterpreted, please advise.
- Clarify/Identify any potential sight issues associated with the 45-foot height request. Concern would be impact on skyline, etc associated with surrounding properties.

2. Exhibit C: Permitted Signs:

- The verbiage incorporated identifies provisions of the sign code as part of the package. However, in terms of total square footage, on site, I would include an identified cap of square footage for the entire site. If it is incorporated, please advise.

3. Exhibit D Permitted Uses

- Ensure the identified permitted and conditional uses are consistent with the land, trend of development and underlying zoning district. I would recommend being able to clarify

The City of Fredericksburg

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that the proposed permitted uses are consistent with and traditionally eligible within the current underlying zoning district. Be sure to clarify that the uses are eligible per 3.700.

Engineering Comments

1. No building permits will be issued for Buildings in the floodplain until a floodplain development permit is approved and FEMA approval of a conditional letter of map revision is provided.
2. Exhibit B Note 2: A TIA may be required, in accordance with Cit of Fredericksburg development requirements. See section 6.04 of the City's subdivision ordinance.
3. Exhibit B Note 6

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



Jan Musgrove, Planner 1
Development Review Committee (DRC)

The City of Fredericksburg

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September 16, 2025

Jan Musgrove
Planner 1
City of Fredericksburg, Texas

jmusgrove@fbgtx.org

RE: P-2526: Plat for 110 East Ufer Street

Dear Jan,

Thank you for the plat review. We received your comments dated September 9, 2025, and have listed a written response to each item for the above-mentioned project. Each item is numbered and listed to coordinate with the review comment.

Item	Response:
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<u>Planning Comments</u>	
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- | | |
|----|--|
| 1) | <i>Add project Number, P-2526 to the Plat. Add Date of Preparation</i>
Response: Acknowledged and addressed on attached Preliminary Plat. |
| 2) | <i>Include Number of Lots & Blocks.</i>
Response: Acknowledged and addressed on attached Preliminary Plat. |
| 3) | <i>Change the name of the plat to Preliminary Plat.</i>
Response: Acknowledged and addressed on attached Preliminary Plat. |
| 4) | <i>Provide Building Setbacks.</i>
Response: Building setbacks are not required (base zoning is CBD (central business district) and we abut commercial district lots. |
| 5) | <i>Follow Owner's Acknowledgement and Dedication per Subdivision Ordinance.</i>
Response: Acknowledged and addressed on attached Preliminary Plat. |
| 6) | <i>Correct Lienholder's Acknowledgement.</i>
Response: Not applicable (note removed). |
| 7) | <i>Provide note for Sidewalk requirements.</i>
Response: Acknowledged and addressed on attached Preliminary Plat. |
| 8) | <i>Provide Finished Floor elevations of structures in 100-year floodplain.</i>
Response: Not applicable (there are no existing structures in 100-yr floodplain). |
| 9) | <i>Provide the address for all lots located at the front of the lot.</i>
Response: Acknowledged and addressed on attached Preliminary Plat. We have cited the first address corresponding to the most westerly drive entrance. |



Engineering Comments

- 1) Please revise Note 4 to state that sewer invert depths are approximate and should be verified in the field.

Response: Acknowledged and addressed on attached Preliminary Plat.

- 2) Please dimension the ROW for S Llano Street.

Response: Acknowledged and addressed on attached Preliminary Plat.

- 3) Ensure final plat will show most updated flood zone boundaries and reference the date of the study. Please show the 100-year floodplain easement according to the most recent information. Include 100-year floodplain easement note on the plat. Future revisions to the floodplain can be addressed with an amending plat once approval is received from FEMA.

Response: Acknowledged and addressed on attached Preliminary Plat (see 100-Year Floodplain Easement Restriction, Note "C", concerning the CLOMR & LOMR).

- 4) Please show 10-foot-wide pedestrian easement to accommodate the shared use path connection to the shared-use bridge.

Response: Acknowledged and addressed on attached Preliminary Plat.

Enclosed is one (1) full size PDF of the revised plans referenced in the above response. Thank you for the plan review, should you have any questions please contact me directly.

Above comments by:

Cody J. Musick, RPLS

President

Waymaker | land advisors & surveyors

830-997-3884

cody@waymakerland.com

Sincerely,

Whitney Koch, AIA, NCARB

Mustard Design Architects

Registered Architect Texas 24419

Enclosures:

City plat review comments dated 09.09.2025

Revised plat

Cc: Ross Hamilton
Kevin Glasheen



9 September 2025

Whitney Koch
Mustard Architects
wkoch@mustardarchitectsTX.com

RE: P-2526 Review Comments for the Preliminary Plat for 110 E Ufer Street.

Dear Applicant,

This Application will be heard by **Planning and Zoning on Wednesday, October 1, 2025**. Please be sure to have a representative available for the meeting.

Please respond to these comments by **Tuesday, September 16, 2025**.

Revised Plats without a response to comments sheet will not be accepted.

Planning Comments:

1. Add project Number, P-2526 to Plat. Add Date of Preparation
2. Include Number of Lots & Blocks
3. Change the name of the plat to Preliminary Plat
4. Provide Building Setbacks
5. Follow Owner's Acknowledgement and Dedication per Subdivision Ordinance
6. Correct Lienholder's Acknowledgement
7. Provide note for Sidewalk requirements
8. Provide Finished Floor elevations of structures in 100-year floodplain
9. Provide address for all lots located at front of lot

Engineering Comments:

1. Please revise Note 4 to state that sewer invert depths are approximate and should be verified in the field.
2. Please dimension the ROW for S Llano Street
3. Ensure final plat will show most updated flood zone boundaries and reference the date of the study. Please show the 100-year floodplain easement according to the most recent

The City of Fredericksburg

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information. Include 100-year floodplain easement note on the plat. Future revisions to the floodplain can be addressed with an amending plat once approval is received from FEMA.

4. Please show 10-foot-wide pedestrian easement to accommodate the shared use path connection to the shared use bridge.

If you have any questions, please feel free to reach out.

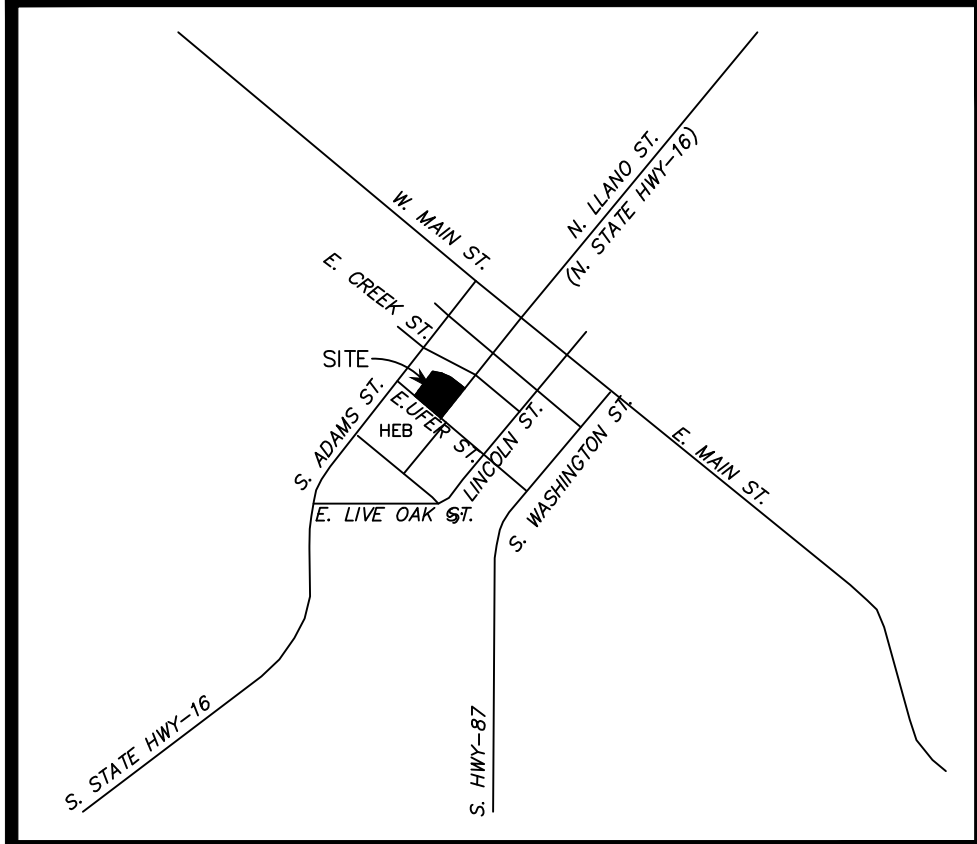
A handwritten signature in black ink that reads "Jan Musgrove". The script is cursive and fluid.

Jan Musgrove, Planner I

Development Review Committee (DRC)

The City of Fredericksburg

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PRELIMINARY PLAT ESTABLISHING
UFER STREET
SUBDIVISION
CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND
BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT(S) NO. 20245931 AND NO. 20246579 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF GILLESPIE §

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND ALSO BEING THAT SAME 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT(S) NO. 20245931 AND NO. 20246579 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS,

AND DESIGNATED HEREIN AS THE **UFER STREET SUBDIVISION** TO THE CITY OF FREDERICKSBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS AND OTHER UTILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF GILLESPIE §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS
DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON

AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT

HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

CERTIFICATE OF COMPLETION, ACCEPTANCE, AND AUTHORIZATION TO FILE

APPROVED

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE
CITY OF FREDERICKSBURG, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY AND THE CITY OF FREDERICKSBURG, TEXAS, CERTIFIES THAT THE FOREGOING FINAL PLAT

OF THE _____ SUBDIVISION OR ADDITION TO THE CITY OF FREDERICKSBURG WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20__, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATIONS, CONVEYANCES OF LAND, IMPROVEMENTS, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE PLATTING ORDINANCES, RULES, AND REGULATIONS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, THAT THE PUBLIC WORKS AND INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION PLANS, AND HAVE BEEN TESTED AND ACCEPTED BY THE CITY, THAT THE FINAL PLAT IS NOW ACCEPTABLE FOR FILING WITH GILLESPIE COUNTY AND SAID COMMISSION FURTHER AUTHORIZED THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE ON BEHALF OF THE CITY THEREOF BY SIGNING HIS/HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS BY MY HAND ON THIS ____ DAY OF _____, 20__.
CITY SECRETARY, CITY OF FREDERICKSBURG, TEXAS

CERTIFICATION OF SURVEYOR

THE STATE OF TEXAS *
COUNTY OF GILLESPIE *

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND JULY 15, 2025.

DATE _____ CODY J. MUSICK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6454

BEFORE ME, T HE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORDATION

FILED FOR RECORD AT _____ O'CLOCK ____ M. THIS THE ____ DAY OF _____, 20 ____, A.D.,

IN INSTRUMENT NO. _____ OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.

DEPUTY COUNTY CLERK, GILLESPIE COUNTY, TEXAS

COUNTY CLERK, GILLESPIE COUNTY, TEXAS

100 YEAR FLOODPLAIN EASEMENT RESTRICTION

CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST). WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN.

A. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE, WAYS, OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING HIS/HER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE, WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR. THE CITY IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA.

B. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE CITY SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE, RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.

C. DURING THE INTERIM BETWEEN FEMA'S CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPROVAL AND FINAL LETTER OF MAP REVISION (LOMR) APPROVAL, THE FLOODPLAIN EASEMENT SHALL RUN WITH THE 100-YEAR FLOODPLAIN LIMITS SHOWN HEREON. UPON FEMA'S ISSUANCE AND ADOPTION OF THE FINAL LOMR, THIS PLAT SHALL BE AMENDED SUCH THAT THE FLOODPLAIN EASEMENT LIMITS SHALL RUN WITH THE LIMITS OF LOMR-REMOVED AREAS, WHERE THEY MAY DIFFER FROM THE FEMA-PUBLISHED 100-YEAR FLOODPLAIN LIMITS.

RIGHT OF WAY EASEMENT / UTILITY EASEMENT DEDICATION

GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC.
A CORPORATION WHOSE POST OFFICE ADDRESS IS P.O. BOX 553,
FREDERICKSBURG, TEXAS, 78624, AND IT'S SUCCESSORS
OR ASSIGNS AN EASEMENT AS FOLLOWS:

GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10) OF THE ENTIRE PERIMETER BOUNDARY AND WITHIN TEN (10) FEET OF THE BOUNDARIES OF ALL TRACT LINES, STREETS, BOULEVARDS, LANES, DRIVES, AND ROADS OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN UNDERGROUND ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN DEDICATED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND TO EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

RECORD TRACT CONFIGURATION MAP
SCALE: 1" = 50'

EASEMENT MAINTENANCE

ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS NO ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENT AND DOES NOT HAVE RESPONSIBILITY TO REPLACE THEM.

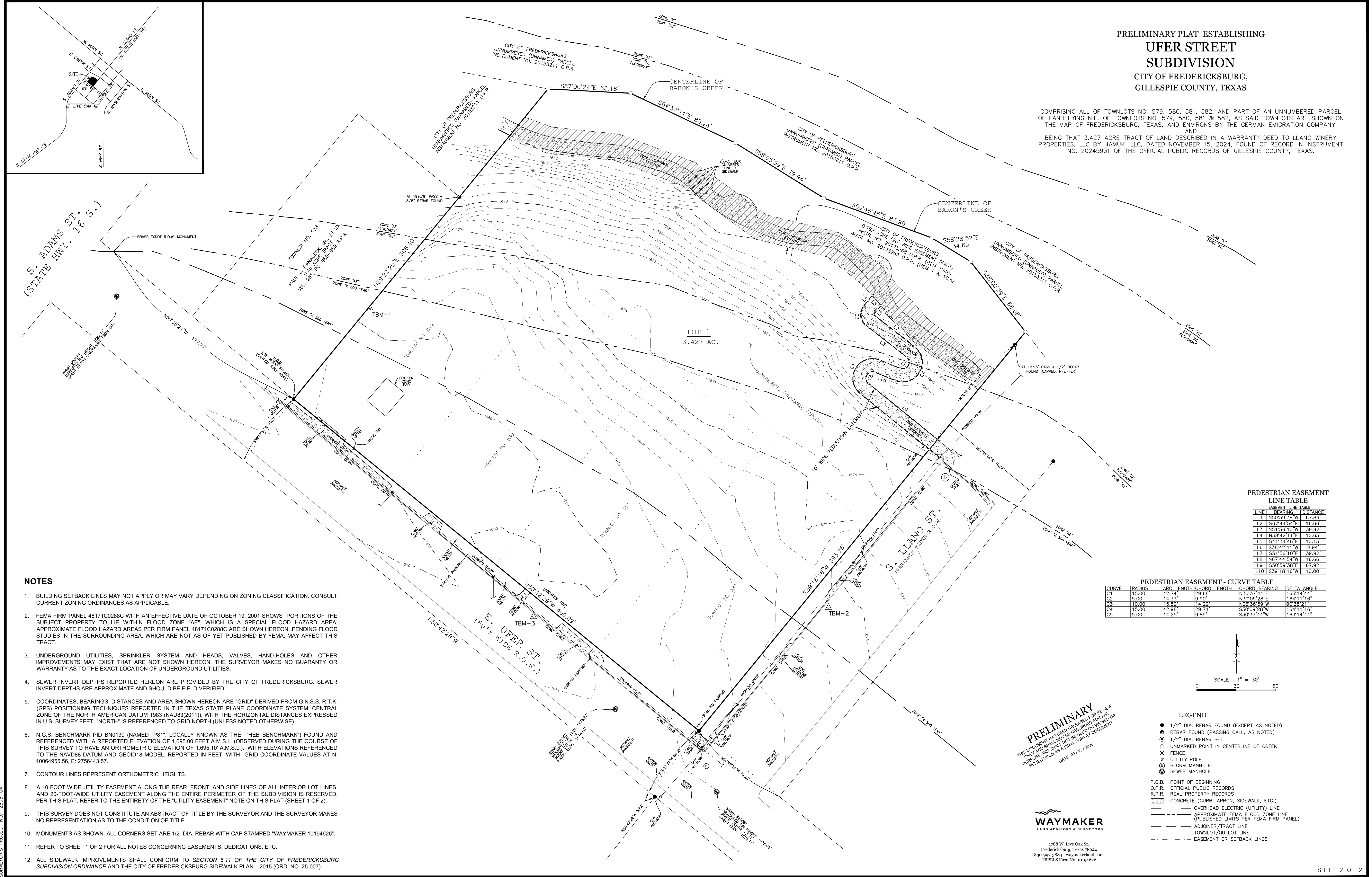
PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW
ONLY AND SHALL NOT BE USED FOR ANY
PURPOSE AND SHALL NOT BE USED FOR REVIEW OR
FILED UPON AS A FINAL SURVEY DOCUMENT.
DATE: 09 / 16 / 2025

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. Live Oak St.
Fredericksburg, Texas 78624
830-997-9884 | waymakerland.com
TBPELS Firm No. 10194626

PRELIMINARY PLAT ESTABLISHING
UFER STREET
SUBDIVISION
CITY OF FREDERICKSBURG,
GILLESPIE COUNTY, TEXAS

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582, AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581 & 582, AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY, AND
BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



NOTES

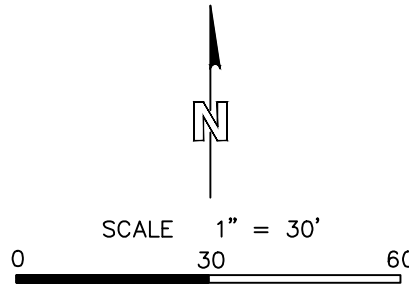
- BUILDING SETBACK LINES MAY NOT APPLY OR MAY VARY DEPENDING ON ZONING CLASSIFICATION. CONSULT CURRENT ZONING ORDINANCES AS APPLICABLE.
- FEMA FIRM PANEL 48171C0288C WITH AN EFFECTIVE DATE OF OCTOBER 19, 2001 SHOWS PORTIONS OF THE SUBJECT PROPERTY TO LIE WITHIN FLOOD ZONE "AE", WHICH IS A SPECIAL FLOOD HAZARD AREA. APPROXIMATE FLOOD HAZARD AREAS PER FIRM PANEL 48171C0288C ARE SHOWN HEREON. PENDING FLOOD STUDIES IN THE SURROUNDING AREA, WHICH ARE NOT AS OF YET PUBLISHED BY FEMA, MAY AFFECT THIS TRACT.
- UNDERGROUND UTILITIES, SPRINKLER SYSTEM AND HEADS, VALVES, HAND-HOLES AND OTHER IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF UNDERGROUND UTILITIES.
- SEWER INVERT DEPTHS REPORTED HEREON ARE PROVIDED BY THE CITY OF FREDERICKSBURG. SEWER INVERT DEPTHS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
- COORDINATES, BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE "GRID" DERIVED FROM G.N.S.S. R.T.K. (GPS) POSITIONING TECHNIQUES REPORTED IN THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983 (NAD83(2011)), WITH THE HORIZONTAL DISTANCES EXPRESSED IN U.S. SURVEY FEET. "NORTH" IS REFERENCED TO GRID NORTH (UNLESS NOTED OTHERWISE).
- N.G.S. BENCHMARK PID BN0130 (NAMED "P81", LOCALLY KNOWN AS THE "HEB BENCHMARK") FOUND AND REFERENCED WITH A REPORTED ELEVATION OF 1,695.00 FEET A.M.S.L. (OBSERVED DURING THE COURSE OF THIS SURVEY TO HAVE AN ORTHOMETRIC ELEVATION OF 1,695.10' A.M.S.L.), WITH ELEVATIONS REFERENCED TO THE NAVD88 DATUM AND GEIOD18 MODEL, REPORTED IN FEET, WITH GRID COORDINATE VALUES AT N: 10064955.56, E: 2756443.57.
- CONTOUR LINES REPRESENT ORTHOMETRIC HEIGHTS.
- A 10-FOOT-WIDE UTILITY EASEMENT ALONG THE REAR, FRONT, AND SIDE LINES OF ALL INTERIOR LOT LINES, AND 20-FOOT-WIDE UTILITY EASEMENT ALONG THE ENTIRE PERIMETER OF THE SUBDIVISION IS RESERVED, PER THIS PLAT. REFER TO THE ENTIRETY OF THE "UTILITY EASEMENT" NOTE ON THIS PLAT (SHEET 1 OF 2).
- THIS SURVEY DOES NOT CONSTITUTE AN ABSTRACT OF TITLE BY THE SURVEYOR AND THE SURVEYOR MAKES NO REPRESENTATION AS TO THE CONDITION OF TITLE.
- MONUMENTS AS SHOWN. ALL CORNERS SET ARE 1/2" DIA. REBAR WITH CAP STAMPED "WAYMAKER 10194626".
- REFER TO SHEET 1 OF 2 FOR ALL NOTES CONCERNING EASEMENTS, DEDICATIONS, ETC.
- ALL SIDEWALK IMPROVEMENTS SHALL CONFORM TO SECTION 6.11 OF THE CITY OF FREDERICKSBURG SUBDIVISION ORDINANCE AND THE CITY OF FREDERICKSBURG SIDEWALK PLAN - 2015 (ORD. NO. 25-007).

PEDESTRIAN EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
L1	N50°59'38"W	67.86'
L2	S67°44'54"E	16.66'
L3	N51°56'10"W	39.92'
L4	N36°42'11"E	10.65'
L5	S41°34'46"E	10.15'
L6	S38°42'11"W	8.94'
L7	S51°56'10"E	39.92'
L8	N67°44'54"W	16.66'
L9	S50°59'38"E	67.92'
L10	S39°18'16"W	10.00'

PEDESTRIAN EASEMENT - CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	42.74'	29.68'	N30°37'44"E	163°14'44"
C2	5.00'	14.33'	9.90'	N30°09'28"E	164°11'16"
C3	10.00'	15.82'	14.22'	N06°36'59"W	90°38'21"
C4	15.00'	42.98'	29.71'	S30°09'28"W	164°11'16"
C5	5.00'	14.25'	9.89'	S30°37'44"W	163°14'44"



LEGEND

- 1/2" DIA. REBAR FOUND (EXCEPT AS NOTED)
- REBAR FOUND (PASSING CALL, AS NOTED)
- 1/2" DIA. REBAR SET
- UNMARKED POINT IN CENTERLINE OF CREEK
- FENCE
- UTILITY POLE
- STORM MANHOLE
- SEWER MANHOLE

- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS
- R.P.R. REAL PROPERTY RECORDS
- CONCRETE (CURB, APRON, SIDEWALK, ETC.)
- OVERHEAD ELECTRIC (UTILITY) LINE
- APPROXIMATE FEMA FLOOD ZONE LINE (PUBLISHED LIMITS PER FEMA FIRM PANEL)
- ADJOINER/TRACT LINE
- TOWNLOT/OUTLOT LINE
- EASEMENT OR SETBACK LINES

PRELIMINARY
THIS DOCUMENT HAS BEEN RELEASED FOR REVIEW ONLY AND SHALL NOT BE USED OR REPRODUCED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
DATE: 09/11/2025

WAYMAKER
LAND ADVISORS & SURVEYORS

1788 W. Live Oak St.
Fredericksburg, Texas 78624
830-997-3884 | waymakerland.com
TBPELS Firm No. 10194626

ORDINANCE NO. 2 0 2 5 - 43

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 ALLOW FOR A "PLANNED UNIT DEVELOPMENT" AT CERTAIN PROPERTY LOCATED AT 108, 110, 112 AND 116 E. UFER STREET AND 306 AND 308 S. LLANO STREET, FREDERICKSBURG, TEXAS; 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, 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 "Planned Unit Development"; 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: Mustard Architects

Property Owner: Llano Winery Properties, LLC

Property Address: 108, 110, 112 & 116 E. Ufer Street / 306 & 308 S. Llano Street

Legal Description:

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

Zoning Change: The property shall remain located in the CBD and OS Districts: Central Business District and Open Space zoning districts, and a Conditional Use Permit for a "Planned Use Development" 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 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDINANCE NO. 2025 - 44

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 AMENDING THE LAND USE MAP OF THE COMPREHENSIVE PLAN, FOR APPROXIMATELY 3.427 ACRES LOCATED AT 108, 110, 112 AND 116 E. UFER STREET AND 306 AND 308 S. LLANO STREET, FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM CENTRAL BUSINESS DISTRICT (CBD) TO COMMERCIAL (C) (MIXED-USE COMMUNITY / CORRIDOR PLACE TYPE); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; 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 ("the City Council") adopted the City of Fredericksburg 2024 Comprehensive Plan, which serves as the blueprint to guide future development and redevelopment within the City based on its existing and future needs; and

WHEREAS, the Future Place Type Map contained in the Comprehensive Plan indicates the land use designation for tracts of land within various areas of the City and depicts, by distinct colors, the various land uses in the City; and

WHEREAS, in accordance with the Comprehensive Zoning Ordinance, the owner of the property referenced below has filed an application for changing said property from Central Business District (CBD) to Commercial (C) (Mixed Use-Community / Corridor Place Type); and

WHEREAS, public hearings have been duly noticed and held by the Planning and Zoning Commission and by the City Council of the City of Fredericksburg with respect to the use changes described herein; 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, upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearings, the City Council has determined that it is in the best interest of the citizens of the City that the Comprehensive Plan be amended to change the Future Place Type Map as 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

The City of Fredericksburg 2024 Comprehensive Plan, is hereby amended to grant a Land Use Change as shown and described below:

Applicant: Mustard Architects

Owner: Llano Winery Properties, LLC

Property Address: 108,110,112 & 116 E. Ufer Street 306 & 308 S. Llano Street

Legal Description:

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

Land Use Change: The property shall change to Commercial

(Mixed-Use Community / Corridor) Place Type

Exhibit: Additionally shown and designated on the legal description attached hereto as Exhibit A, are hereby designated as Mixed-Use Community / Corridor (MUC/C)

SECTION 2

The City Secretary is hereby directed to amend the future land use map of the Comprehensive Plan to reflect the changes in use approved herein.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the 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 ordinances and such code are hereby repealed.

SECTION 4

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 as provided 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 5

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, the Comprehensive Plan, 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 6

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

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as required by law and in accordance with Section 3.12 of the City Charter.

SECTION 8

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and in accordance with Section 3.12 of the City Charter, and it is so ordained.

PASSED AND APPROVED on this the 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC, CMC, MMC
City Secretary/Records Mgmt. Officer

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

ORDINANCE NO. 2025 - 45

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 3.427 ACRES LOCATED AT 108, 110, 112 AND 116 E. UFER STREET AND 306 AND 308 S. LLANO STREET, FREDERICKSBURG, TEXAS AND MORE FULLY DESCRIBED AS BEING TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTY FROM CENTRAL BUSINESS DISTRICT (CBD) AND OPEN SPACE (OS) TO PLANNED UNIT DEVELOPMENT (PUD); 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 COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS; to change the zoning district of said lots from Central Business District (CBD) and Open Space (OS) to Planned Unit Development (PUD); 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 ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC 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 PLANNED UNIT DEVELOPMENT (PUD) and subject to the conditions and uses of Exhibits B, C, D & E attached hereto.

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 21st day of October, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

COMPRISING ALL OF TOWNLOTS NO. 579, 580, 581, 582 AND PART OF AN UNNUMBERED PARCEL OF LAND LYING N.E. OF TOWNLOTS NO. 579, 580, 581, & 582 AS SAID TOWNLOTS ARE SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY. AND BEING THAT 3.427 ACRE TRACT OF LAND DESCRIBED IN A WARRANT DEED TO LLANO WINERY PROPERTIES, LLC BY HAMUK, LLC, DATED NOVEMBER 15, 2024, FOUND OF RECORD IN INSTRUMENT NO. 20245931 OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

EXHIBIT “B”

ZONING NOTES LLANO ESTACADO PUD

- 1) No building shall be erected at any location in the PUD other than substantially in compliance with the building locations shown on the PUD Plan.
- 2) Access to and from the PUD shall be at the locations and widths as shown on the PUD Plan.
- 3) Trees shown to be saved on the PUD Plan shall not be removed without the prior written approval of the City of Fredericksburg or unless diseased or dead.
- 4) Fire hydrants shall meet N.F.P.A. requirements.
- 5) No use shall be allowed within the PUD other than those uses listed on the Site Plan or on the attachment hereto entitled Permitted Uses, unless otherwise approved in writing by the City of Fredericksburg.
- 6) Building heights shall not exceed 45 feet above the highest finished floor slab to the highest point of coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable on a pitched, or hipped roof, as reflected on the attached Site Plan, or unless otherwise reflected on a supplemental site plan.
- 7) All utility lines within the PUD site shall be installed underground, except designated electrical facilities to be installed above ground by the appropriate utility companies.
- 8) Parking spaces shall be provided as shown on the Site Plan. Adjustments to the configuration and arrangement of parking spaces may be approved administratively.
- 9) All City codes, ordinances and regulations shall apply to the PUD except as expressly provided to the contrary as shown on the PUD Plan or in these and other notes to the plat.
- 10) All grounds within the PUD shall be maintained as to collection of trash, debris, litter and weeds.
- 11) All landscaped areas, adjacent to vehicular drive aisles or parking stalls, shall provide curbing or other protection from vehicular encroachment, as generally reflected on the attached Site Plan.

- 12) The owners, tenants, and their agents, if any, shall be jointly and severally responsible for the maintenance of all landscaping provided for under this PUD. All landscaping shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. Irrigated landscaped areas will have underground or drip irrigation systems
- 13) Trash and refuse storage areas shall be in the location and as generally depicted on the PUD Plan to prevent direct view from the street or parking lot and to prevent refuse from being displaced or stored about the site or onto public right-of-way and to permit safe, easy removal of refuse by truck or hand.
- 14) Entry ramps and curbing is provided for by the PUD Plan and Texas Accessibility Standard specifications.
- 15) Landscaping provided in the PUD Plan is in general conformance with the City of Fredericksburg Landscape Ordinance, and the final designs shall be based as conceptually depicted on the attached plans. Minor variations may be present in the final design due to material/plant selections, material availability, or construction variations. The final landscape plans may be approved administratively and shall not require a PUD amendment.
- 16) Signs shall be allowed in the PUD as specified in the attachment hereto entitled "Permitted Signs", and as shown on the attached PUD documents.
- 17) Contractors shall be responsible for protecting all trees which are to remain during construction.
- 18) No exterior lighting shall direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.
- 19) Provided a "no detention" study is completed by the owner's engineers as part of the building permit package, no on-site detention will be required.
- 20) Water and sanitary sewer lines shall be constructed as conceptually depicted on the attached Site Plan. The final utility alignments may be approved administratively and shall not require a PUD amendment.

EXHIBIT “C”

PERMITTED SIGNS LLANO ESTACADO PUD

- 1) Allowable signage shall be in accordance with signage approved and as shown on the attached PUD document plans, or as noted below.
- 2) Wall signage –
 - a. A maximum of two (2) wall signs are permitted for each business on the property
 - b. Each building shall be allowed a maximum sign area of 1½ square feet for each linear foot of the building frontage for each sign, not to exceed 80 square feet.
 - c. When multiple businesses occupy a single building, the allowable sign square footage per sign per business as defined in 2a above for that building shall be divided equally per the number of businesses that require signage, unless otherwise specified
 - d. Individual letter signs and wall signs shall be permitted on the facade or walls of the building.
 - e. The wall sign may extend above the associated roof line of the building to which they are attached, but shall not extend above the associated wall or coping.
 - f. Wall signs and letters may be painted, raised, or surface mounted and may be internally or exterior illuminated.
- 3) Ground signage –
 - a. Ground signs shall be expressly permitted at locations shown on the site plan.
 - b. Ground signs shall be allowed to be double-sided or single-sided.
 - c. Each individual ground sign is restricted to a maximum total signage area not to exceed 60 square feet per side.
 - d. Each individual monument sign's height shall not exceed 7 feet 0 inches feet above adjacent grade.
- 4) Unattached signs, also known as portable, Sandwich, Chalkboard, or A-frame signs, shall be allowed at each business and limited to six (6) square feet per individual business.
- 5) Other signs permitted - All signs exempted from regulation as provided in Section 29-5 of the Fredericksburg Sign Ordinance, and all other signs permitted by the Fredericksburg Sign Ordinance Section 29-7(4) in the Central Business District (CBD) shall be permitted, except as modified within the PUD Plan.

- 6) Signs expressly forbidden in Section 29-6 of the City of Fredericksburg Sign Ordinance shall not be permitted, except as noted below, in this document, and as shown on the attached PUD document plans. Further exceptions to the code are as follows:
- a. Wall and canopy signs have mounts on or are supported by the roof of a building, and there may be limited roof-mounted signage, as shown on the attached Site Plans. One (1) canopy sign shall be permitted at the following location: the Hotel Entry Feature as shown on the PUD Plans. Each canopy sign shall not exceed 60 sf.
 - b. Free-standing signage shall be allowed only where shown and approved on the attached PUD document plans. One (1) free-standing sign shall be permitted on or around each of the following locations: the Public Entry Feature and the Pedestrian Entry Feature as shown on the PUD Plans. Each sign shall not exceed 80 sf. Free-standing sign elevations above surrounding grade shall be permitted to be as shown on the attached PUD plans.
 - c. Murals shall be permitted where shown on the approved PUD documents. Mural design, graphics, and colors shall be submitted as part of the sign permit process.
- 7) Internal streetscape, way-finding signs for individual businesses shall be expressly allowed, and are allowed to be internally illuminated.

EXHIBIT “D”

PERMITTED USES LLANO ESTACADO PUD

The following uses are permitted and shall have the definitions provided in the Fredericksburg Code of Ordinances existing at the time of the adoption of this Ordinance, as supplemented by the additional uses provided in this Exhibit “D”.

Commercial Use:

Administrative Business Offices

Professional Offices

Arts and Crafts (e.g. galleries and other art sales)

Cocktail Lounge

Indoor and Outdoor Entertainment, including but not limited to (1) public or private events and/or festivals, (2) trade shows, (3) conferences, (4) general public assembly, and (5) weddings.

Consumer Convenience Services

Food Sales

Food Sales shall include business offering retail food sale for non store-based consumption, , as well as farmer’s markets or other temporary or recurring markets primarily engaged in the sale of food for home consumption or household products.

Mobile Food Establishments, including food carts, and other similar outdoor mobile businesses

Restaurant

General Retail Sales

Hotels/Motels

Liquor Sales

Off-Street Parking

Valet Parking

Personal Improvement Services

Personal Services

Personal Services shall also include Spas and other similar uses.

Recreational

Supporting services such as personal transportation rentals, both electric and non-electric

Winery Tasting Room

Financial Services

Restaurant – Limited

Brewery/microbrewery

Distillery

Custom manufacturing – Accessory Operation to Permitted Uses Within Central Business District (CBD)

Light Manufacturing – Accessory Operation to Permitted Uses Within Central Business District (CBD)

Civic Use:

Administrative Services
Club or Lodge
Community Recreation
Cultural Services

REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND REGULATORY
APPROVAL AND NOT FOR
PERMITTING, OR CONSTRUCTION

WHITNEY KOCH
24419
08.25.25

PUD SITE PLAN

Drawn By: W

Checked By: _____ W

Approved By: _____ W

Project No 2503

PUD - SF

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Page 274 of 34

REFER TO LANDSCAPE DOCUMENTS PROVIDED FOR MORE INFORMATION

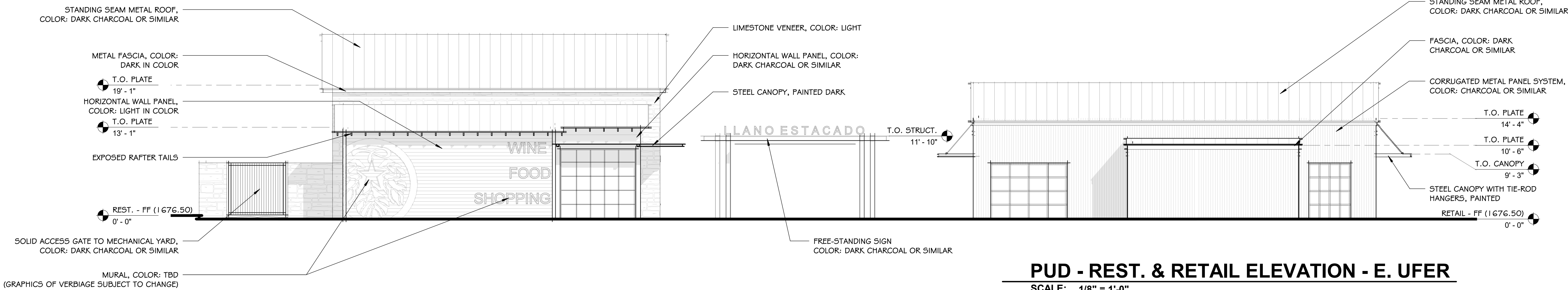
SCALE: 1" = 20'-0"

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PUD - HOTEL ELEVATION - E. UFER

SCALE: 1/8" = 1'-0"



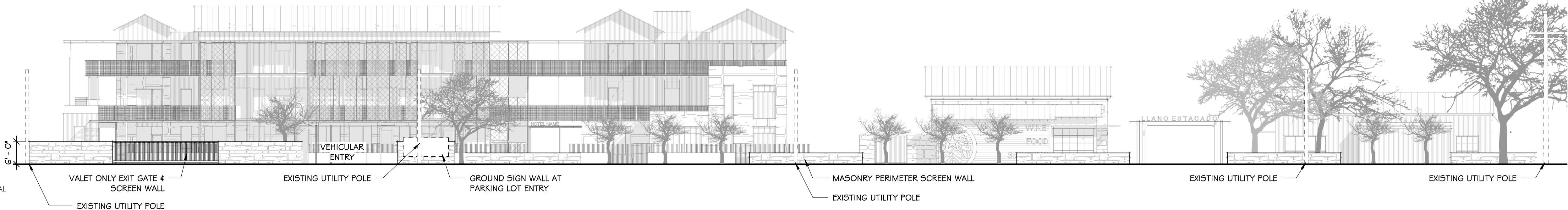
PUD - REST. & RETAIL ELEVATION - E. UFER

SCALE: 1/8" = 1'-0"



PUD - OVERALL BUILDING ELEVATION - E. UFER

SCALE: 1/16" = 1'-0"



PUD - OVERALL STREET ELEVATION - E. UFER

SCALE: 1/16" = 1'-0"

DESIGN REPRESENTATION ONLY:
BUILDING IMAGES ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT THE FINAL COLORS/MATERIAL SELECTION. SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCE AND FINAL DESIGN DETAILING.



ARCHITECTS

Mustard

209 S Llano Street, Suite B
Fredericksburg, Texas 78624
830.997.7024

LLANO ESTACADO WINERY
MIXED-USE DEVELOPMENT
110 E. UFER STREET
FREDERICKSBURG, TX 78624

REVISIONS
NO. DATE DESCRIPTION

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PRELIMINARY

THESE DRAWINGS ARE FOR
INTERIM REVIEW AND REGULATORY
APPROVAL AND NOT FOR
PERMITTING, OR CONSTRUCTION

WHITNEY KOCH
24419
00.00.00

PUD ELEVATIONS - E.
UFER ST.

Drawn By: Author

Checked By: Checker

Approved By: Approver

Project No. ###

Original Issue Date: 00.00.00

PUD01



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: October 21, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: 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)

SUMMARY:

In May of 2024, the City entered into an agreement with the Texas Historical Commission relating to the Fort Martin Scott Site. Chris Elliott and other representatives from THC will be in attendance at the City Council meeting to present an update on current operations and potential ideas for adjacent properties.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Government Vision

Family Life Vision

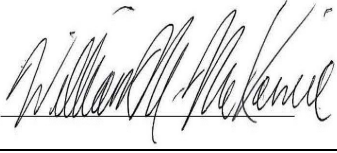
ATTACHMENTS:

1. Texas Untamed October 2025

APPROVAL/REVIEW:

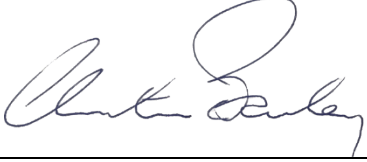
Leticia Vacek, City Secretary

Date: October 06, 2025



William McKamie, City Attorney

Date: October 06, 2025

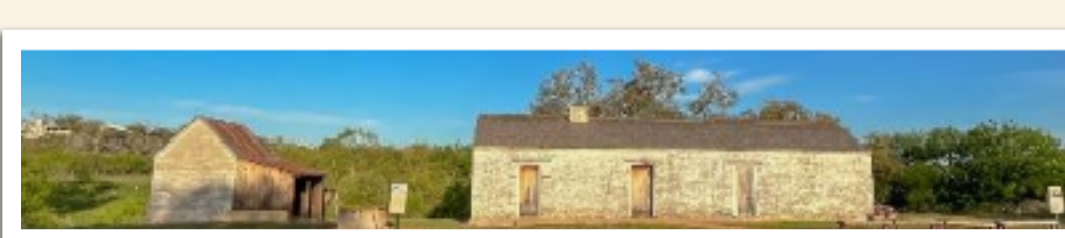


Clinton Bailey, City Manager

Date: October 15, 2025

FORT MARTIN SCOTT





FORT MARTIN SCOTT



CATTLE DRIVE

LONGHORNS AND TALL TAILS



TEXAS UNTAMED

A FRONTIER EXPERIENCE

AT FORT MARTIN SCOTT



PRESENTED BY
DR. CHRIS



















LANGUAGES OF THE PAST

English

English was widely spoken by European settlers and in the United States.

Deutsch

German was the native language of most of the early immigrants who arrived in this area.

Numinu tekwapu

The Comanche language was spoken by the Comanche people, who once lived throughout much of central Texas.

RESTROOM

Toilette

Náuts'i

wěiyá

THE FRONTIER



HEAR NARRATION IN

English

Deutsch

Comanche

WHEN CAMELS CONQUERED TEXAS



HEAR NARRATION IN

English

Deutsch

Comanche



“Tell me and I forget.
Teach me and I remember.
Involve me and I learn.”

— Benjamin Franklin

Thanks Y'all!



**FORT
MARTIN SCOTT**
— STATE HISTORIC SITE —
Fredericksburg, Texas



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: October 21, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Economic Development Quarterly Update by Tim Lehmberg, EDC Director.

SUMMARY:

Tim Lehmberg, EDC Director, will provide a quarterly update to the Council.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

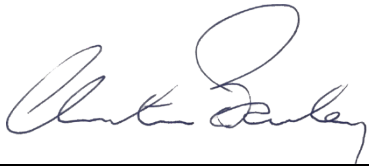
ATTACHMENTS:

1. EDC Council Update 102125

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: October 15, 2025

A handwritten signature in blue ink, appearing to read "Clinton Bailey". The signature is fluid and cursive, with a large loop at the end.

Clinton Bailey, City Manager

Date: October 15, 2025



Gillespie County

Economic Development Commission

302 E. AUSTIN ST. FREDERICKSBURG, TX 78624

Quarterly Council Update

October 21, 2025

SALES TAX RECEIPTS

Reporting Year

November-October

City of Fredericksburg

	2024	2023	2022	2021	2020	2019	2014
Total	9,319,851	8,914,085	8,608,171	7,871,869	6,200,529	6,119,961	4,640,944
Year-to-year %	4.55%	3.55%	9.35%	26.95%	1.32%		
5 year % change	52.29%						
10 year % change	100.82%						

Gillespie County

	2024	2023	2022	2021	2020	2019	2014
Total	4,596,526	4,586,602	4,221,655	3,789,118	3,030,830	3,065,803	2,082,583
Year-to-year %	0.22%	8.64%	11.42%	25.02%	-1.14%		
5 year % change	49.93%						
10 year % change	120.71%						

SALES TAX COMPARISON SUMMARY - 2024 REPORTING YEAR

CITY	% change ytd	COUNTY	% change ytd
Fredericksburg	4.55	Gillespie	0.22
Kerrville	(1.62)	Kerr	(0.42)
Boerne	8.57	Kendall	6.21
Llano	4.21	Llano	4.06
Marble Falls	2.30	Burnet	3.65
Bandera	0.68	Bandera	0.95
Johnson City	5.20	Blanco	4.97
Brenham	4.22	Washington	(2.30)
New Braunfels	1.14	Comal	3.60
Rockport	(0.16)	Aransas	0.36
Corpus Christi	1.49	Nueces	1.44
Austin	2.35	Travis	2.24
San Antonio	2.57	Bexar	1.98
Houston	(0.42)	Harris	(0.09)
Dallas	3.02	Dallas	1.04
State (Cities)	1.93	State (Counties)	1.99

Shaded numbers are worse than ours.

FISCAL YEAR SALES RECEIPTS

August – July Actual Sales

	Fiscal '25	Fiscal '24	% Change	\$ Change
Fredericksburg	9,340,597	9,174,977	1.81%	165,620
Gillespie County	4,615,082	4,551,830	1.39%	63,252

AUGUST SALES RECEIPTS

October Sales Tax Report

	Oct '25	Oct '24	Change	YTD 2025	YTD 2024	Change
Fredericksburg	683,786	702,427	-2.65%	7,723,536	7,721,431	0.03%
Gillespie County	336,027	330,808	1.57%	3,829,750	3,805,975	0.62%

SALES TAX COMPARISON SUMMARY - OCTOBER, 2025 (AUGUST SALES)

CITY	% change month	% change ytd	COUNTY	% change month	% change ytd
Fredericksburg	(2.65)	0.03	Gillespie	1.57	0.62
Kerrville	11.06	4.50	Kerr	12.26	4.32
Boerne	(0.79)	2.34	Kendall	0.78	4.14
Llano	(4.76)	5.61	Llano	(1.01)	7.96
Marble Falls	1.20	(1.71)	Burnet	3.01	1.17
Bandera	13.67	5.18	Bandera	4.34	14.18
Johnson City	3.93	5.73	Blanco	(2.99)	(0.41)
New Braunfels	1.89	2.33	Comal	33.40	18.77
Wimberley	12.22	8.35	Hays	16.03	5.82
Salado	16.22	17.15	Bell	(3.65)	1.72
Granbury	0.87	5.37	Hood	(4.82)	9.07
Waco	7.06	8.09	McLennan	2.94	8.51
Grapevine	8.44	3.49	Tarrant	1.47	3.05
Port Aransas	15.26	12.22	Nueces	6.00	2.22
Rockport	7.86	4.52	Aransas	23.37	8.06
Marfa	5.65	5.28	Presidio	2.95	8.03
Galveston	6.49	8.51	Galveston	1.55	2.73
Brenham	24.20	5.42	Washington	16.61	6.32
Austin	0.82	(0.61)	Travis	2.15	0.66
San Antonio	(1.75)	1.62	Bexar	(1.24)	1.54
Houston	(1.45)	3.92	Harris	(1.01)	4.56
Dallas	1.44	2.68	Dallas	9.91	3.54
State (Cities)	3.30	4.13	State (Counties)	5.44	5.54

Shaded numbers are worse than ours.

	COUNTY	COUNTY	COUNTY	COUNTY	COUNTY
	2025	2020	2015	2010	2005
MARKET	\$18,796,925,720	\$10,070,053,059	\$7,303,310,712	\$6,614,384,440	\$4,341,045,540
NET TAXABLE	\$10,420,494,939	\$5,423,022,480	\$3,488,496,384	\$2,946,772,120	\$1,939,373,375
NET TAX. 5 YEAR %	92.15%	55.45%	18.38%	51.94%	
NET TAX. 10 YEAR %	198.71%		79.88%		
NET TAX. 20 YEAR %	437.31%				
	CITY	CITY	CITY	CITY	CITY
	2025	2020	2015	2010	2005
MARKET	\$5,008,375,029	\$2,720,669,103	\$1,787,920,638	\$1,475,756,722	\$994,823,837
NET TAXABLE	\$4,280,848,039	\$2,366,192,610	\$1,554,482,922	\$1,325,523,391	\$906,929,210
NET TAX. 5 YEAR %	80.92%	52.22%	17.27%	46.16%	
NET TAX. 10 YEAR %	175.39%		71.40%		
NET TAX. 20 YEAR %	372.02%				

BUILDING PERMITS - #			%
	2024	2023	CHANGE
Residential - City	550	216	155%
Commercial - City	169	50	238%
TOTAL	719	266	170%

BUILDING PERMITS - #	3rd QUARTER	3rd QUARTER	%	YTD	YTD	%
	2025	2024	CHANGE	2025	2024	CHANGE
Residential - City	193	189	2%	417	362	15%
Commercial - City	37	63	-41%	80	85	-6%
TOTAL	230	252	-9%	497	447	11%

COUNTY SEPTIC PERMITS	2024	2023	% CHANGE
TOTAL	266	344	-23%

HCUWCD WELL PERMITS	2024	2023	% CHANGE
TOTAL	216	232	-7%

CTEC NEW METERS	2024	2023	% CHANGE
General/Residential	396	736	-46%
Commercial	342	154	122%
TOTAL	738	890	-17%

COUNTY SEPTIC PERMITS	3rd QUARTER 2025	3rd QUARTER 2024	% CHANGE	YTD 2025	YTD 2024	% CHANGE
TOTAL	53	61	-13%	169	203	-17%

HCUWCD WELL PERMITS	3rd QUARTER 2025	3rd QUARTER 2024	% CHANGE	YTD 2025	YTD 2024	% CHANGE
TOTAL	52	37	41%	123	174	-29%

CTEC NEW METERS	3rd QUARTER 2025	3rd QUARTER 2024	% CHANGE	YTD 2025	YTD 2024	% CHANGE
General/Residential	78	102	-24%	198	318	-38%
Commercial	74	60	23%	165	280	-41%
TOTAL	152	162	-6%	363	598	-39%

REAL ESTATE - # SALES	2024	2023	% CHANGE
Residential	308	311	-1%
Land	113	130	-13%
Commercial	11	11	0%
TOTAL	432	452	-4%

REAL ESTATE - \$ VALUE	2024	2023	% CHANGE
Residential	\$230,078,507	\$230,262,566	0%
Land	\$86,676,113	\$98,549,094	-12%
Commercial	\$16,183,000	\$14,274,500	13%
TOTAL	\$332,937,620	\$343,086,160	-3%

REAL ESTATE - # SALES	3rd QUARTER 2025	3rd QUARTER 2024	% CHANGE	YTD 2025	YTD 2024	% CHANGE
Residential	83	87	-5%	232	238	-3%
Land	31	31	0%	93	91	2%
Commercial	2	2	0%	9	8	13%
TOTAL	116	120	-3%	334	337	-1%

REAL ESTATE - \$ VALUE	3rd QUARTER 2025	3rd QUARTER 2024	% CHANGE	YTD 2025	YTD 2024	% CHANGE
Residential	\$69,046,830	\$61,822,035	12%	\$177,621,548	\$166,121,044	7%
Land	\$15,362,487	\$18,868,905	-19%	\$52,567,843	\$71,952,212	-27%
Commercial	\$4,643,000	\$6,100,000	-24%	\$15,824,000	\$12,508,000	27%
TOTAL	\$89,052,317	\$86,790,940	3%	\$246,013,391	\$250,581,256	-2%

GILLESPIE COUNTY				%
LODGING RECEIPTS		2024	2023	CHANGE
TOTAL		\$128,767,215.45	\$117,307,412.82	10%

VISITOR CENTER ATTENDANCE			%
	2024	2023	CHANGE
TOTAL	41,394	42,208	-2%

GILLESPIE COUNTY	2nd QUARTER	2nd QUARTER	%	YTD	YTD	%
LODGING RECEIPTS	2025	2024	CHANGE	2025	2024	CHANGE
TOTAL	\$31,970,922.95	\$34,600,698.42	-8%	\$62,190,548.86	\$63,659,959.43	-2%

VISITOR CENTER ATTENDANCE	3rd QUARTER	3rd QUARTER	%	YTD	YTD	%
	2025	2024	CHANGE	2025	2024	CHANGE
TOTAL	6,791	7,364	-8%	24,861	31,454	-21%

Gillespie County 1st Quarter Jobs Numbers

	Jan	Feb	Mar
2021	10,740	10,598	10,947
2022	11,686	11,778	11,860
2023	12,003	12,015	12,083
2024	12,290	12,238	12,384
2025	12,263	12,332	12,482
2021-2025 Change	1,523	1,734	1,535

UNEMPLOYMENT	GILLESPIE COUNTY		
	June-25	June-24	% CHANGE
Labor Force	13,669	13,597	1%
Employment	13,245	13,156	1%
Unemployment	424	441	-4%
% Unemployed	3.1	3.2	-3%

UNEMPLOYMENT	TEXAS		
	June-25	June-24	% CHANGE
Labor Force	15,844,376	15,637,330	1%
Employment	15,200,009	14,941,356	2%
Unemployment	644,367	695,974	-7%
% Unemployed	4.1	4.5	-9%

Gillespie County Wineries
G Permit Growth
(from TABC reports)

Date	Total G Permits	Duplicate Permits	Unique Wineries	Within City Limits
12/8/2015	33	(6)	27	7
12/31/2016	40	(8)	32	10
12/31/2017	47	(9)	38	13
12/31/2018	54	(9)	45	13
12/31/2019	59	(9)	50	12
12/31/2020	63	(9)	54	13
12/31/2021	81	(16)	65	16
12/31/2022	82	(14)	68	17
12/31/2023	85	(12)	73	15
12/31/2024	94	(14)	80	19
9/3/2025	104	(17)	87	25

GILLESPIE COUNTY
DEPOSITS AT FDIC INSURED INSTITUTIONS

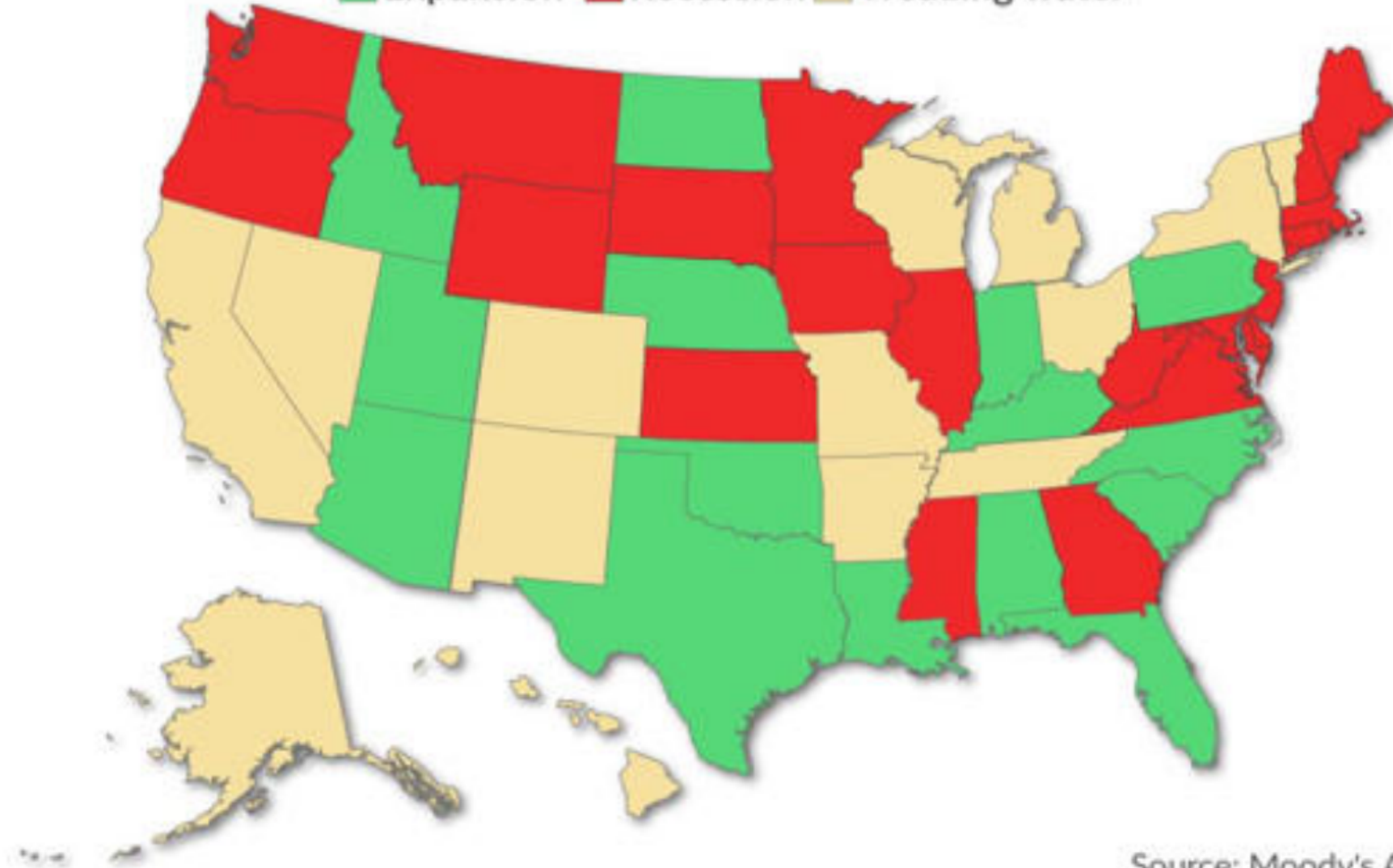
Total Deposits \$1,646,666,000 (Jun 2025)
Total Deposits \$1,579,467,000 (Jun 2024)
Total Deposits \$1,577,722,000 (Jun 2023)
Total Deposits \$1,580,558,000 (Jun 2022)
Total Deposits \$1,415,104,000 (Jun 2021)
Total Deposits \$1,167,988,000 (Jun 2020)
Total Deposits \$1,028,211,000 (Jun 2019)
Total Deposits \$960,673,000 (Jun 2018)
Total Deposits \$923,459,000 (Jun 2017)
Total Deposits \$866,108,000 (Jun 2016)
Total Deposits \$828,798,000 (Jun 2015)
Total Deposits \$765,000,000 (Jun 2014)
Total Deposits \$733,592,000 (Jun 2013)

Total Deposits \$681,319,000 (Jun 2012)
Total Deposits \$667,655,000 (Jun 2011)
Total Deposits \$646,367,000 (Jun 2010)
Total Deposits \$657,605,000 (Jun 2009)
Total Deposits \$606,351,000 (Jun 2008)
Total Deposits \$597,144,000 (Jun 2007)
Total Deposits \$585,527,000 (Jun 2006)
Total Deposits \$533,535,000 (Jun 2005)
Total Deposits \$510,136,000 (Jun 2004)
Total Deposits \$479,321,000 (Jun 2003)
Total Deposits \$461,205,000 (Jun 2002)
Total Deposits \$439,671,000 (Jun 2001)
Total Deposits \$422,517,000 (Jun 2000)

These 22 states are now in recession

A state-by-state look at which local economies are growing, shrinking or treading water

Expansion Recession Treading water

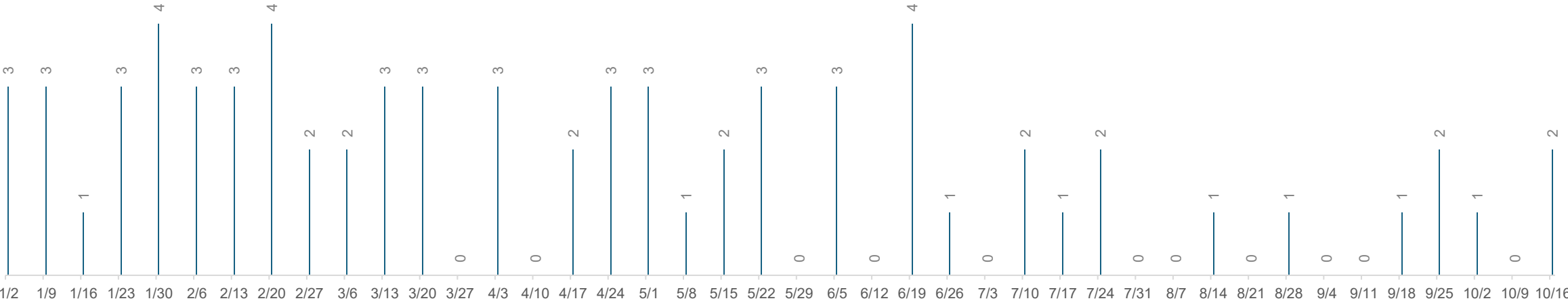


Source: Moody's Analytics

Executive Director Report Entries
Grouped by initiative by month

YTD January 1 - September 30	2025 %/#	2024 %/#	2023 %/#	2022 %/#	2021 %/#	2020 %/#	2019 %/#	2018 %/#	2017 %/#
Affordable housing/labor force	5%/26	5%/33	15%/86	19%/111	17%/103	7%/38	9%/49	10%/43	20%/102
Conference center/hotel	2%/11	7%/45	3%/17	5%/30	2%/12	4%/20	6%/32	5%/22	11%/58
Relief Route/Mobility/Parking	1%/4	1%/6	1%/6	4%/27	6%/36	5%/23	11%/55	5%/19	6%/33
Broadband	0%/0	1%/5	0%/3	2%/14	5%/27	3%/14	3%/16	3%/12	2%/8
Water/Ag/Environmental/Growth	18%/98	17%/100	20%/113	12%/69	6%/35	8%/43	12%/65	10%/43	7%/37
TCWCA/Education	4%/22	5%/29	4%/24	3%/15	2%/13	2%/10	3%/16	3%/14	4%/23
Business Retention/Expansion	30%/166	31%/184	24%/138	23%/137	23%/136	18%/94	20%/107	26%/110	20%/101
Other	40%/218	33%/201	33%/192	32%/194	39%/232	53%/268	36%/187	38%/159	30%/154
Total	100%/545	100%/603	100%/579	100%/597	100%/594	100%/510	100%/527	100%/422	100%/516
Unique Inquiries Fielded	YTD 2025 207	YTD 2024 234	YTD 2023 246	YTD 2022 225	YTD 2021 242	YTD 2020 192	YTD 2019 227	YTD 2018 202	YTD 2017 219

2025 DRC PRE-APPS PER WEEK



Area Unemployment Rates (%)

	Aug- 2025	Feb - 2025	Aug - 2024
Gillespie	3.6	3.3	3.5
Kerr	4.1	3.6	3.8
Kendall	4.0	3.6	3.7
Blanco	4.0	3.6	3.8
Llano	4.7	4.2	4.6
Mason	4.0	3.7	4.4
Kimble	4.3	4.0	3.8
Average	4.0	3.6	3.8

HOME SALES IN THE CITY OF FREDERICKSBURG
(from Mike Starks, Re-Max Town & Country)

Year	Total Sales	Units Sold	Average Price
2006	\$42,118,831	152	\$232,683
2007	\$36,974,483	156	\$237,016
2008	\$29,065,945	126	\$230,682
2009	\$29,659,400	133	\$223,003
2010	\$29,096,349	141	\$206,357
2011	\$31,936,250	145	\$232,589
2012	\$38,430,507	162	\$237,225
2013	\$53,416,520	208	\$256,810
2014	\$51,055,562	202	\$252,750
2015	\$62,714,410	210	\$298,640
2016	\$71,673,589	206	\$361,726
2017	\$85,713,754	222	\$386,098
2018	\$86,373,171	231	\$373,909
2019	\$100,658,759	258	\$390,150
2020	\$149,995,717	328	\$457,304
2021	\$193,539,773	352	\$549,829
2022	\$166,241,556	252	\$659,689
2023	\$131,589,549	211	\$623,647
2024	\$125,540,577	214	\$586,638
Q1-Q3 2025	\$88,386,499	154	\$573,938

MULTIFAMILY HOUSING PIPELINE (10-01-25)

Totals - Under construction	0
- Pending active	305
- Proposed active	882
- Proposed dormant	522

RESIDENTIAL SUBDIVISION PIPELINE (10-01-25)

Lot Totals - Completed	163
- Under construction	194
- Pending	586
- Proposed	114

HOTEL PIPELINE (10-01-25)

Totals - Under construction/renovation	357
- Approved and pending	218
- Proposed	259
- Total	834

PENDING PROJECTS LIST (10-02-25)

Estimated number of new jobs – 800

5-year average – 865

10-year average – 793

GILLESPIE COUNTY POPULATION PROJECTIONS

<u>2020</u>	<u>2030</u>	<u>2040</u>	<u>2050</u>	<u>2060</u>	<u>Source</u>
26,765	29,069	30,796	32,780	35,220	Texas Demographic Center Vintage 2024
26,770	29,570	32,100	34,850	37,850	2025 Woods & Poole Economics, Inc.

Sales Tax Data - By Industry

15-year comparison

Industry Segment	2009		2024		Change
	Taxable Sales (Dollars)	Taxable Sales (Percent)	Taxable Sales (Dollars)	Taxable Sales (Percent)	
Retail Trade	132,732,270	65.37%	256,482,685	52.87%	-12.50
Accommodation/Food Services	39,768,865	19.59%	110,718,089	22.82%	3.23
Manufacturing	7,541,738	3.71%	21,611,505	4.45%	0.74
Professional/Scientific/Techn Svcs	3,178,628	1.57%	18,943,492	3.90%	2.33
Real Estate/Rental/Leasing	2,549,582	1.26%	14,409,658	2.97%	1.71
Wholesale Trade	2,537,427	1.25%	13,249,646	2.73%	1.48
Utilities			11,196,712	2.31%	2.31
Construction	3,742,754	1.84%	10,838,066	2.23%	0.39
Public Administration	1,066,102	0.53%	7,920,382	1.63%	1.1
Other Services (except Public Admin)	4,965,262	2.45%	5,939,351	1.22%	-1.23
Transportation/Warehousing	48,997	0.02%	4,458,088	0.92%	0.9
Admin/Support/Waste Mgmt	1,073,165	0.53%	3,933,361	0.81%	0.28
Information	724,598	0.36%	3,496,612	0.72%	0.36
Arts/Entertainment/Recreation	2,426,429	1.20%	905,943	0.19%	-1.01
Health Care/Social Assistance	621,437	0.31%	482,093	0.10%	-0.21
Agriculture/Forestry/Fishing/Hunting			328,998	0.07%	0.07
Finance/Insurance	35,264	0.02%	133,103	0.03%	0.01
Educational Services	20,073	0.01%	74,133	0.02%	0.01
Mining/Quarrying/Oil and Gas Extr	8,371	0.00%			
Totals	203,040,962	100.00%	485,121,917	100.00%	

Questions ?



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Executive Director

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CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: October 21, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items with the Council.

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

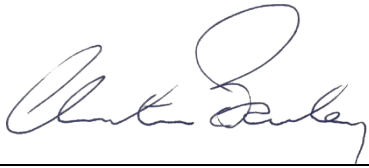
ATTACHMENTS:

1. Future Agenda Items List 11-4-2025Revised

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: October 15, 2025

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

Clinton Bailey, City Manager

Date: October 15, 2025

City Council Future Agenda Items/Meetings

November 4, 2025 City Council Regular Meeting

Nov. 4th – Recognition of FGB Police Department for achieving Re-Accreditation Chief Brian Vorauer
Nov. 4th – Budgeted Purchase Police Vehicles, & Equipment/Animal Control Truck Lt. Derek Seelig
Nov. 4th – Resolution for lease purchase financing of public equipment Krista Wareham, Dir of Finance

November 18, 2025 City Council *Regular* Meeting Will Not Be Held

Future Agenda Items/Future Council Meetings

Dec. 2nd – Recognition and Certificates of Completion for 2025 Citizen U Class Leticia Vacek, City Secretary
Dec. 2nd – Ord. Amendments Horse Carriages, Pedicabs, Vehicles for Hire City Secretary/Police Chief
Dec. 2nd – Ordinance Amendments to Solicitor’s Permits/Animal Control Fees Police Chief Vorauer
Dec. 2nd – Consideration of Holiday Schedule for 2026 Leticia Vacek, City Secretary
Dec. 2nd – Ordinance amending the Marktplatz Fees Andrea Schmidt, Parks Director
Dec. 2nd – Health Board Appointments/Reappointments Kelli Olfers, Health Director
Dec. 2nd – Ordinance amending Health Fees Kelli Olfers, Health Director
Dec. 2nd – Keller Oaks CUP (Townhomes & Lots) Cliff Cross, Dvlpmt Serv Director
Dec. 2nd – CVB Update Brady Closson, CVB President

Future date – Resolution 2025-XX Reserve @ Vineyard Oaks (THF) Evan Williamson, AD of PW/Utilities
Future date – Prof Serv Contract for N. Llano Waterline Design/Engineering “

Upcoming Meetings/Events

Nov. 18th - City Council *Special* Meeting – 9am @ Wm Klein Room (confirming location)
Nov. 19th – Coffee with the City Manager – 8am @ LBJ Golf Clubhouse
Nov. 25th – Citizen University – 6pm @ Fire Training Room, Presenter Mrs. Vacek – Service to our Community
Special Meeting Date - 11/24, 11/28, 12/1, 12/4, 12/9, 12/11, 12/15, 12/16, 12/18



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM:
MEETING DATE: October 21, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: 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).

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:

Clinton Bailey, City Manager

Date: October 15, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM:
MEETING DATE: October 21, 2025

CATEGORY: EXECUTIVE SESSION

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

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: October 15, 2025



Garret Bonn, Assistant City Manager

Date: October 15, 2025



William McKamie, City Attorney

Date: October 15, 2025



Leticia Vacek, City Secretary

Date: October 15, 2025



Clinton Bailey, City Manager

Date: October 15, 2025