



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, December 2, 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, December 2, 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 - Robert Garcia, Former Pastor at Grace Family Church will deliver the Invocation.**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges.**
4. **CEREMONIAL MATTERS/EMPLOYEE RECOGNITION**
 - A. Introduction of Tyler Hooper, Assistant Finance Director. (Krista Wareham, Finance Director)
 - B. Introduction of Ashley Morris, Emergency Management Coordinator. (Lynn Bizzell, Fire Chief)
 - C. Recognition of Christian Hinkley, Stormwater Management Dept., Chuck Collier, Electric Dept., Whitney Long, Animal Control, and Shane Purvis, Police Dept. on completion of the Texas Tech Leadership Program. (Kris Kneese, Director of Public Works and Utilities and Chief Vorauer)
 - D. Recognition of Fredericksburg Citizen University Class of 2025. (Leticia Vacek, City Secretary)
5. **COUNCIL COMMENTS**
6. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Regular Meeting held November 4, 2025 and Special Meeting held November 18, 2025. (Leticia Vacek, City Secretary)
 - B. Petition for Release of Approximately 1.63 acres of Property owned by Albert and Veronica Saenz, Generally located at Ranch Rd 1631/St. Louis Street from the City of Fredericksburg's Extraterritorial Jurisdiction, Gillespie County. (Leticia Vacek, City Secretary)
 - C. Consider the approval of Ordinance 2025-47, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)
 - D. Consider the approval of the changes and extension of the City of Fredericksburg Investment Policy (Krista Wareham, Director of Finance)

- E. Consider approval of 2026 Calendar Year City Holiday Schedule. (Leticia Vacek, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Request Z-2513 (Old Business/Amended Reconsideration): By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street. (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

- v. Take Action - Approve Ordinance 2025-50 for the Conditional Use Permit (If applicable)

- B. Request Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:
(Cliff Cross, Director of Development Services)

- A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

- B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

- i Presentation by the Applicant

- ii Presentation by the Staff

- iii Hold Public Hearing

- iv Take Action - Approve Ordinance 2025-51 for the Land Use Change

- v Take Action - Approve Ordinance 2025-52 for the Zoning Change

- C. Consider the adoption of Ordinance 2025-46 approving budget amendments to the Fiscal Year 2025 City Budget beginning October 1, 2024, and ending September 30, 2025, providing for amended appropriations for each affected departmental account (Krista Wareham, Director of Finance)

- i. Presentation by staff

- ii. Take action to adopt Ordinance 2025-46

- D. Consider the approval of Resolution 2025-30 for a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant through the Office of the Governor. (Brian Vorauer, Chief of Police)

- E. Consider the approval of Resolution 2025-31 casting votes for the Gillespie Central Appraisal District Board of Directors for the 2026-2027 Term. (Leticia Vacek, City Secretary) (This item will be considered after the Executive Session)

8. CITY MANAGER'S REPORT

- A. Hollmig Lane Update - City Manager Bailey

9. ITEMS FOR FUTURE AGENDA

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

10. EXECUTIVE SESSION

The City Council will recess its open meeting and reconvene in Executive Session pursuant to Texas Government Code Sections 551.071 (Attorney-Client Privilege), 551-072 (Real Property) and Section 551-074 (Personnel Matters).

- A. Discussion of Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072. (Mick McKamie, City Attorney)
- B. Consideration and Approval of the City of Fredericksburg City Council casting its authorized 409 Votes for the Gillespie Central Appraisal District Board of Directors pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)
- C. Consultation with City Attorney — Pursuant to Texas Government Code Section 551.071, to seek legal advice from the City Attorney regarding the City's authority and available remedies to address dangerous conditions, public nuisances and serious code enforcement violations, including property located in the vicinity of E. Austin and N. Washington Streets. (Mick McKamie, City Attorney)
- D. Legal Matters Update - Pursuant to 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 4:00 pm on November 24, 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 COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CEREMONIAL

MATTERS/EMPLOYEE RECOGNITION

CAPTION: Introduction of Tyler Hooper, Assistant Finance Director. (Krista Wareham, Finance Director)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

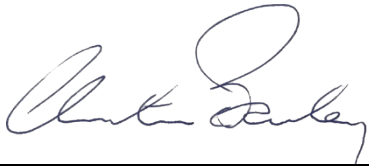
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CEREMONIAL

MATTERS/EMPLOYEE RECOGNITION

CAPTION: Introduction of Ashley Morris, Emergency Management Coordinator. (Lynn Bizzell, Fire Chief)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

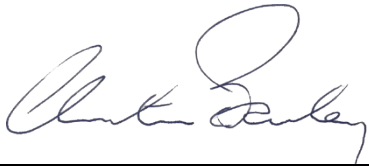
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CEREMONIAL

MATTERS/EMPLOYEE RECOGNITION

CAPTION: Recognition of Christian Hinkley, Stormwater Management Dept., Chuck Collier, Electric Dept., Whitney Long, Animal Control, and Shane Purvis, Police Dept. on completion of the Texas Tech Leadership Program. (Kris Kneese, Director of Public Works and Utilities and Chief Vorauer)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

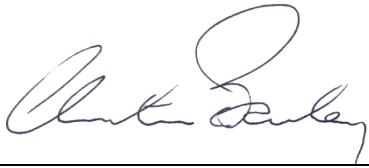
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CEREMONIAL

MATTERS/EMPLOYEE RECOGNITION

CAPTION: Recognition of Fredericksburg Citizen University Class of 2025. (Leticia Vacek, City Secretary)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

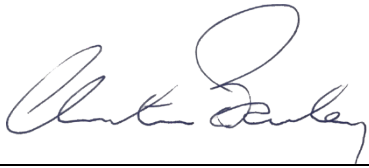
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CONSENT

CAPTION: Consider approval of City Council Minutes for the Regular Meeting held November 4, 2025 and Special Meeting held November 18, 2025. (Leticia Vacek, City Secretary)

SUMMARY:

Consideration and Approval of the Special City Council Meeting held November 18, 2025.

BACKGROUND:

This is a recurring and routine submittal of previously held City Council Meetings.

FUNDING SOURCE: Not applicable

FINANCIAL IMPACT:

Not applicable

STAFF RECOMMENDATION:

Staff recommends approval.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. City Council Regular Meeting 11-04-25 Minutes
2. City Council Special Meeting 11-18-2025 Minutes

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 21, 2025



William McKamie, City Attorney

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 24, 2025



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, November 4, 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
Todd Eidson, Councilmember
Tony Klein, Councilmember (Absent)

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Mick McKamie, City Attorney
Krista Wareham, Finance Director
Cliff Cross, Director, Development Services
Kris Kneese, Public Works/Utilities Director
Brian Vorauer, Police Chief
Braxton Roemer, Lieutenant Special Services
Derek Seelig, Lieutenant Patrol Division
Lynn Bizzell, Chief 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

1. CALL TO ORDER

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

2. INVOCATION

Rev. Karen Horan from United Methodist Church delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

- A. City of Boerne, Chief of Police Steve Perez recognized Chief Brian Vorauer and the Fredericksburg Police Department for achieving re-accreditation with the Texas Police Chiefs Association Law Enforcement Accreditation Program.

5. COUNCIL COMMENTS

Councilmember Eidson reported on results from Oktoberfest, noting paid attendance was at 23,000, which is up 5% from last year. He also attended a few Food and Wine Festival events and thanked the Chamber for another successful event. He attended the CVB Board meeting last week. The Board is hiring a search firm to find the next CEO. Councilmember Eidson shared he is leaving tomorrow for the Texas Association of Builders meeting.

Councilmember Klein was absent due to a scheduled vacation.

Mayor Pro-Tem Kirchner noted she attended the Texas Municipal League Annual Conference in Fort Worth this past week along with Councilmember Watson and Sean Doerre. Sean, along with a panel of presenters, gave a presentation on *Rebuilding the Public Trust: Strategies for Restoring Confidence in Government*. She shared it was a great conference as she learned about ways to make our city better and learning of best practices.

Councilmember Watson also attended the TML Conference and agreed with Emily noting it was interesting to hear from other cities that are experiencing some of the same issues and to hear how they are handling those issues. He reported on the Airport Advisory Board meeting. The Hangar Hotel is sold out every weekend through the end of December. There are three more events in 2025 including the Santa fly-in on December 20th. There are already four events on the schedule for 2026, all of which are fly-ins. He noted he also attended the Food and Wine Fest, sharing it was a great event, and he is looking forward to next year.

6. CONSENT

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

- A. Consider approval of City Council Minutes for the Regular City Council Meeting of October 21, 2025. (Leticia Vacek, City Secretary)
- B. Consider approval of the purchase for Police Department Vehicles budgeted within the Fiscal Year 2026 Budget in the approximate amount of \$433,250.00 but not to exceed \$433,650.00. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)
- C. Consider approval for the purchase of Police Department patrol vehicle emergency lights, radars, equipment, graphics, and installation for seven (7) marked units budgeted within the Fiscal Year 2026 Budget in the approximate amount of \$181,383.26 but not to exceed \$185,437.49 from FarrWest Specialty Vehicles. (Derek Seelig, Patrol Lieutenant, Fredericksburg Police Department)
- D. Consider approval for the purchase of the Water Department Hydro Excavation Trailer included in the FY26 budget equal to \$123,540.00.
- E. Consideration to confirm the re-appointment of Brad Hardin and Jim Jarreau to the Gillespie County Economic Development Commission Board of Directors appointed by the City of Fredericksburg for another two-year term beginning December 31, 2025. (Leticia Vacek, City Secretary and Tim Lemberg, EDC Executive Director)

Councilmember Watson moved to approve the Consent Agenda Items 6A through 6E as presented. Councilmember Eidson seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consideration and adoption of Resolution 2025-28 providing for the acquisition and lease purchase financing of public equipment and authorizing the execution and delivery of documentation required in connection with Frost Bank. (Krista Wareham, Director of Finance)

Krista Wareham shared the city did a request for proposals (RFP) on October 8th which was publicly advertised through the city's website as well as our local newspaper and she received six proposals. She recommended the award to Frost Bank, who offered the lowest interest rate.

Mayor Pro-Tem Kirchner recused herself from this item.

Councilmember Watson moved to approve Resolution 2025-28. Councilmember Eidson seconded the motion. The motion carried 3-0 with Mayor Pro-Tem Kirchner abstained from the vote and Councilmember Klein absent.

8. OTHER ACTION ITEMS AND UPDATES

- A. Discussion of Potential Development on Goehmann Lane within the Extraterritorial Jurisdiction (ETJ)

Robert Radovan, applicant, shared the development plat has been approved through the Planning and Zoning Commission with one condition. Mr. Radovan described the history of the Frederick Road extension in the thoroughfare plan, the high cost of constructing a bridge as identified in a 2019 Kimley Horn Study, and the need to consider alternative routes due to increased development and changing conditions.

Cliff Cross explained that the Planning and Zoning Commission did approve the development plat with the condition that any future thoroughfare plan must be consistent with the comprehensive plan, and that an alternate route must be defined before final plat approval. He noted there is no action being taken today, only looking for direction.

Mayor Hoover recognized John Bernard. Mr. Bernard shared his concerns about the impact to the neighborhood, property values, and traffic.

Mayor Hoover read a speaker card submitted by Michael Braden, an adjacent property owner, who raised concerns about the bypass ROW restrictions and the removal of such ROW. He shared his support for keeping the ROW as is.

Mayor Hoover read a second comment card submitted by George Studor, who emphasized the need for public safety standards in new developments. He also shared his concerns with allowing a battery storage facility inside the city limits, and the safety of children along Friendship near the middle and high schools.

Mayor Hoover clarified that battery storage facilities are prohibited within the city limits.

Mr. Radovan stated their development would include 60 hotel rooms, 37 villas, 45 estate lots, three restaurants, and a spa, and noted that a traffic impact analysis had been completed and submitted to the city for review.

The council discussed the process for amending the comprehensive plan, the need for a new study by Kimley Horn, coordination with the county, and the potential for annexation, with the next meeting with Kimley Horn for the scope and to study alternate routes and report back on schedule and costs.

9. CITY MANAGER'S REPORT

- A. City Manager Bailey reported on three meetings he held with two groups. Those involved included landowners, residents, developers, and County Commissioner Chuck Jenschke regarding the Hollmig Lane development. These meetings focused on stormwater runoff, erosion, drainage, and traffic concerns. Other development impacts were outlined in an ongoing effort to mediate between stakeholders and explore both short and long-term solutions in collaboration with the county.

Mr. Bailey also reported that he met with the developer's engineer to discuss whether the subdivision was designed and constructed to city standards. He requested additional data to verify drainage performance and is awaiting information to confirm compliance with pre-development runoff. One additional meeting is being planned before the item is brought back to the Council.

Kyle Segner representing the residents' group thanked Clinton Bailey for mediating. He shared that he finally feels like they have a voice. He urged the Council to step back and consider a widespread drainage plan, involving both the city and the county with updates to the comprehensive plan. He also suggested delaying annexation and implementing broader solutions rather than piecemeal fixes.

Deborah Youngblood spoke and thanked all for the update. She shared she is happy to see the progress made. She supported the delayed annexation.

City Manager Bailey shared one more meeting that will be held on November 10th at 10:00 am between the development group and property owners, with participation from Hill Country Alliance to explore green infrastructure options.

10. ITEMS FOR FUTURE AGENDA

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

11. EXECUTIVE SESSION

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

- A. Consultation with City Attorney - Former Texas Rangers Foundation 380 Agreement and Ground Lease (Texas Government Code Section 551.071).
- B. Consider and discuss Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division (Texas Government Code Section 551.071).

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

Mayor Hoover announced the Council would recess into Executive Session at 10:19 am.

Mayor Hoover reconvened the Executive Session at 10:38 am and stated that no action would be taken.

12. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 10:38 am.

Jeryl Hoover, Mayor

Attest:

Laurie Cassidy, TRMC, CMC
Deputy City Secretary



City of Fredericksburg

City Council Special Meeting Minutes
Tuesday, November 18, 2025 ~ 9:00 AM
341 Golfer's Loop
Cardinal Room
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
Kris Kneese, Public Works/Utilities Director
Brian Vorauer, Police Chief
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Tyler Hooper, Asst. Finance Director
Susana Huerta, Asst. Director, Development Services
Derek Seelig, Lieutenant Patrol Division
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Alyssa Rivera, PD Outreach Specialist
Maria Garcia, Asst. City Attorney

1. CALL TO ORDER

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

Mayor Hoover stated the purpose of the meeting was discussion only on several policy topics and ordinances. No formal action was planned.

City Manager Bailey briefly described broader topics that are on the city's "major" and "minor" list for upcoming strategic planning and future meetings, including Fire and EMS operations in the county, parking management, particularly on Main Street, development of a citywide strategic plan (described as a multi-meeting process), transportation projects previously discussed in town halls, Unified Development Code (UDC) which is currently underway with a consultant. He added that additional items include a water conservation policy, alcohol and open

containers on Main Street, and City-owned property and possible future uses. It was noted that these items are intended to be addressed more in depth at a later meeting. Lastly, he added that on December 9th a special council meeting will kick off the Strategic Plan planning process.

2. OTHER ACTION ITEMS AND UPDATES

A. Discussion on Brush Pickup and Leaf Pickup Fees. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese shared brush pickup is a year-round operation that has been provided by the City for many years. The goal is to pick up brush at residences on the same day as solid waste collection, although during peak times (spring growth, storms) the schedule can fall behind. Approximately 5,900 residential solid waste customers are served. The service uses a chipper truck and related equipment on a routine basis throughout the year. Staff presented cost information which included a total annual labor and equipment cost for the brush chipping service at just over \$560,000, which equates to just under \$8 per month per residential customer. This cost is currently not directly recovered through a dedicated fee. The Council discussed said item in detail.

Kris also reported that the leaf pickup is a separate service from brush pickup and chipping although seasonal, not year-round. Usually in the Fall, roughly 2.5 to 3 months, with heavier volumes around Thanksgiving. In the Spring it is primarily live oak leaf drop, typically about 30 days, subject to weather and timing. The goal is to pass each part of town about once per week during the leaf season. It is estimated this will require one full-time employee for year-round leaf collection. During heavy fall periods, the city may have 6–8 employees assigned to leaf operations. The total cost is estimated at \$175,000 annually or roughly \$2.50 per month per residential customer. The Council discussed said item in detail. Staff will return with fee structure options.

B. Discussion of Annual Curbside Bulk Trash Material Pickup. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese reported on the current annual landfill voucher service which is valid for one truck or trailer load (up to about one ton) per utility account. Approximately 500 vouchers per year are redeemed, which is about ten percent of eligible accounts. The proposed service would be a once per year curbside pickup of bulky items. Items would be set out at the curb and collected by city crews. Staff estimated the program would cost about \$120,000 annually. The initial year could be accomplished using existing labor and equipment. Ongoing service would require a dedicated funding source and integration into future budgets. The Council discussed said item in detail.

- C. Discussion of timeframe for bringing items back before City Council, or any other City Board and/or Commission. (Cliff Cross, Development Services Director)

Cliff Cross discussed the timeframe for bringing items back to the Council and for various boards and commissions. He asked how long of a timeframe do we want to set to bring items back to Planning & Zoning Commission (appeals), and Historic Review Board regarding denied zoning ordinance applications. Currently there is not a set timeframe. The Texas Code states the timeframe must be reasonable. The most common timeframe is six months. With regards to the waiting time for denied development permit applications, Mick McKamie recommended six months.

Mayor Hoover called for a five-minute break.

- D. Discussion of GCAD City Appraisals. (Scott Fair, Chief Appraiser)

Scott Fair stated he has been working for the Appraisal District since 2001. He shared the recent struggle with loss of current employees and training of new employees. He noted the Appraisal District contracted out the commercial appraisals. Mr. Fair discussed the legislative process and the requirements associated with the appraisals. He shared the commercial values on Main Street increased this year due to some new hotels and apartment complexes which came online. He referenced the Texas Tax Code Section 23.231. A few questions followed.

- E. Discussion of Potential Ordinance Amendments.

Garret Bonn reviewed several ordinance amendments under review, some of which will be built into the UDC. Several will be considered for approval at a later date. Mayor Hoover asked the council and staff to discuss the ordinances of most importance at this time.

The water conservation ordinance surcharges and enforcement of watering violations were discussed. A discussion ensued with the concept of treating the violations as civil violations enforced by applying a surcharge to the customer's utility bill as an alternative to relying on municipal court enforcement. It was stated that any appeals would go before the Zoning Board of Adjustment (ZBA).

A discussion ensued pertaining to sidewalks. It was noted that the current sidewalk plan needed to be reviewed and updated to add more sidewalks and required all new subdivision construction add sidewalks. The sidewalk requirements will be updated in the UDC.

Mayor Hoover shared there have been questions raised regarding extending the western portion from Acorn to Milam as it relates to the operation of a standardized business. The Council discussed said item which will be addressed with UDC updates.

Regarding the sign ordinance updates specifically A-Frame signs, Fredericksburg Standard Reader's Choice Banners, Murals for advertising, historic buildings, and digital/lighted signage were all discussed. Said items will be addressed in the UDC.

Temporary Use Permits for the Historic District Overlay, the council discussed better clarity of this ordinance. It was mentioned that said item would be addressed in the UDC and Historic Preservation Code.

Tree Preservation was discussed. Cliff Cross noted he will bring forth a Tree Preservation Ordinance for consideration and to be incorporated into the UDC.

3. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 12:16 pm.

Jeryl Hoover, Mayor

Attest:

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CONSENT

CAPTION: Petition for Release of Approximately 1.63 acres of Property owned by Albert and Veronica Saenz, Generally located at Ranch Rd 1631/St. Louis Street from the City of Fredericksburg's Extraterritorial Jurisdiction, Gillespie County. (Leticia Vacek, City Secretary)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

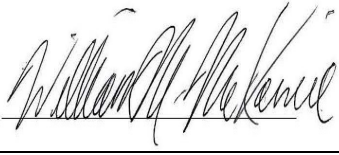
ATTACHMENTS:

1. Item 6B CC Agenda 12-02-25

APPROVAL/REVIEW:

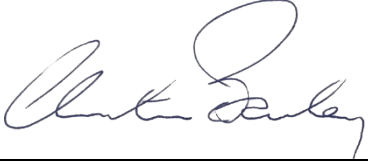
Leticia Vacek, City Secretary

Date: November 21, 2025



William McKamie, City Attorney

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 24, 2025

RECEIVED

OCT 30 2025

12:05pm - Joe

Dec. 2nd CC Mtg.

Law Office of

KENDRA PESEK

A PROFESSIONAL LIMITED LIABILITY COMPANY

114 EAST AUSTIN STREET

FREDERICKSBURG, TEXAS 78624

PHONE (830) 997-4315

FACSIMILE (830) 990-2868

October 30, 2025

VIA HAND DELIVERY

Ms. Leticia Vacek
City Secretary
City of Fredericksburg, Texas
126 W. Main Street
Fredericksburg, TX 78624

Re: Petition for Release of Area from the Extraterritorial Jurisdiction of the City of
Fredericksburg ("Petition")

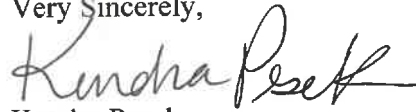
Dear Ms. Vacek,

Enclosed please find the above-referenced Petition submitted on behalf of Albert and Veronica Saenz, owners of the subject real property. I have also enclosed their check in the amount of \$1,000.00 to cover fees related to said Petition.

Please let me know if you require anything further. Once this is placed on City Council agenda for review, please let me know so that my client and I may attend.

I look forward to working with you on this matter.

Very Sincerely,



Kendra Pesek

**PETITION FOR RELEASE OF AREA
FROM THE EXTRATERRITORIAL JURISDICTION**

**THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §**

**TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
FREDERICKSBURG, TEXAS:**

The undersigned (hereinafter called "Petitioners"), pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petition the City of Fredericksburg, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit "A" herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

In support of this Petition, Petitioners would respectfully show:

I.

Petitioners have authority, pursuant to Section 42.102(b) of the Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in a municipality's ETJ.

II.

This Petition is signed by a majority in value of the holders of title of land in the area as described by the Petition, as indicated by the Warranty Deed dated August 12, 2024, recorded at Register No. 20244258 of the Official Public Records of Gillespie County, Texas, attached hereto as Exhibit "B". The Petitioners constitute all of the owners of the land covered by this Petition.

III.

This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a) of the Texas Local Government Code and Chapter 277, Election Code, and is not later than the 180th day after the date the first signature for the Petition is obtained.

IV.

The signatures collected for this Petition is in writing, pursuant to Section 42.104(c) of the Texas Local Government Code.

V.

The Property is located in Gillespie County, Texas, and totals approximately 1.63 acres, as described in Exhibit "A", which is located within the extraterritorial jurisdiction of the City and, to the best of the Petitioners' knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioners in writing.

VIII.

If Petitioners have obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that this Petition be filed with the City Secretary of the City of Fredericksburg, Texas, and that, thereafter, the Property be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this

Petition has been granted, that it and the Petitioners' action thereon be filed of record and be recorded in the Office of the City Secretary of Fredericksburg, Texas; and that Petitioners have such other order and relief to which they may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

PETITIONERS:

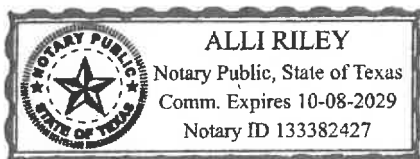
Albert Saenz

Veronica Saenz

THE STATE OF TEXAS §

COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 29 day of October, 2025, by Albert Saenz.

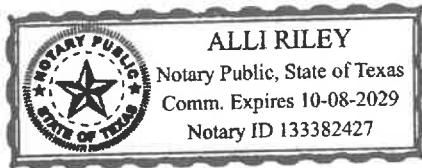


Alli Riley
Notary Public in and for the
State of Texas

THE STATE OF TEXAS §

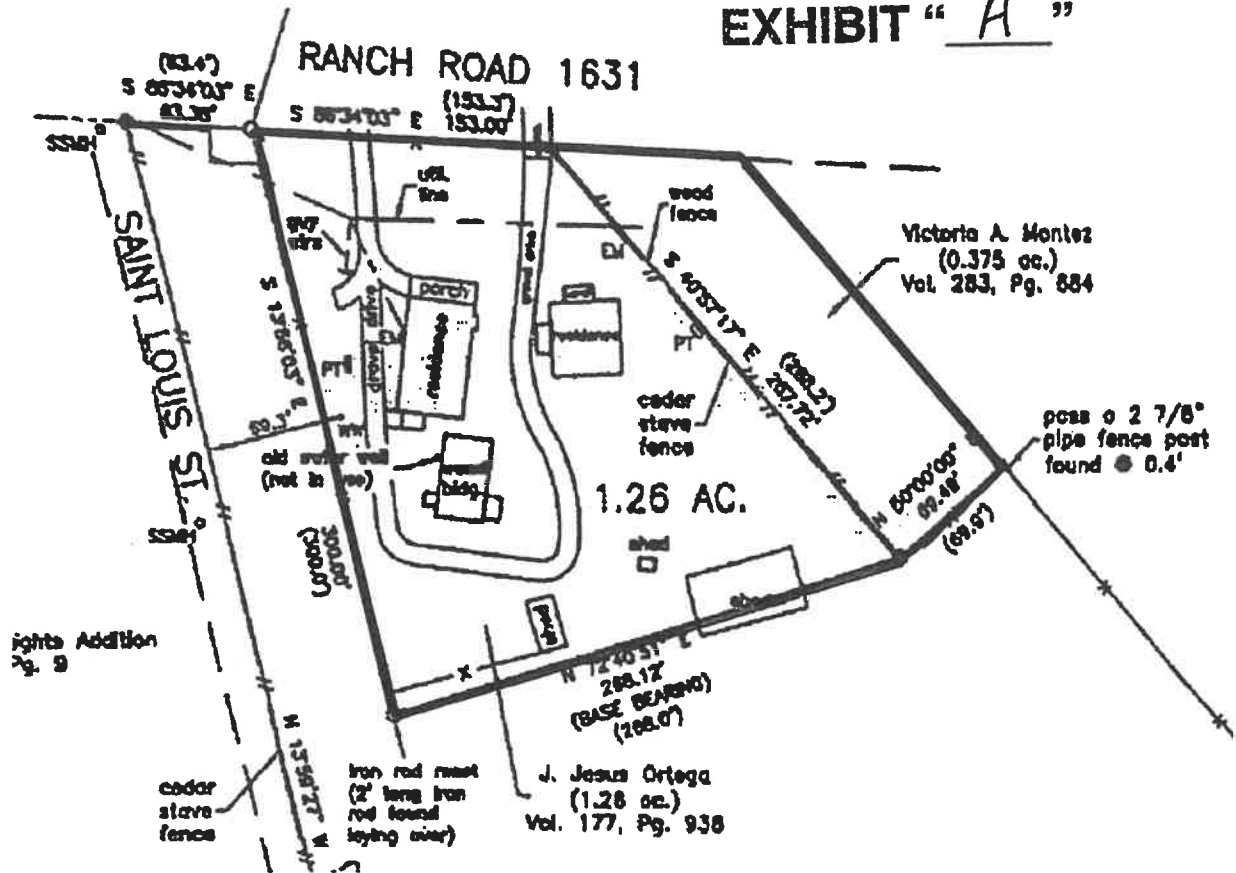
COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 29 day of October, 2025,
by Veronica Saenz.



Alli Riley
Notary Public in and for the
State of Texas

EXHIBIT "A"



"Property"

EXHIBIT "B"

20244258 Page 1 of 7

CJB/emh/Real Estate/warranty deed with vendor's lien



7 pgs
WD

20244258

2024302

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

KOINIS VENTURES LLC

TO

ALBERT SAENZ and
VERONICA SAENZ

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

THAT KOINIS VENTURES LLC, also known as KOINIS VENTURES, LLC, a Texas limited liability company, (herein referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto ALBERT SAENZ and VERONICA SAENZ (herein referred to as "Grantees") all of the following described real property and improvements situated thereon in Gillespie County, Texas (the "Property"), together with all rights, privileges, and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, cooperative or association memberships, to-wit:

Tract I:

BEING a 1.26 acre tract of land, more or less, situated in Gillespie County, Texas, out of the Wm. H. Anderson Survey No. 197, Abstract No. 2; being a 1.26 acre (Deed/Called Acreage) tract in the name of J. Jesus Ortega as described in Volume 177, Page 936, Deed Records, Gillespie County, Texas. Said 1.26 acre

tract of land, more or less, is more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

Tract II:

BEING 0.37 acres of land, more or less, situated in Gillespie County, Texas, being a part of the Wm. H. Anderson Survey No. 197, Abstract No. 2, and being part of that 10.87 acre tract of land described as "TRACT II" in a Warranty Deed with Vendor's Lien to Koinis Ventures, LLC, by J. Jesus Ortega, et al, dated July 16, 2020, found of record in Instrument No. 20204013 of the Official Public Records of Gillespie County, Texas. Said 0.37 acres of land, more or less, is more particularly described by metes and bounds on Exhibit "B" attached hereto and made a part hereof for all pertinent purposes.

This conveyance is further made by Grantor and accepted by Grantees subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

- a. Rights of tenants, if any, in possession, as tenants only, under unrecorded leases.
- b. Easement dated April 4, 1963, executed by Tom Michel, et ux, to Central Texas Electric Cooperative, Inc., found of record in Volume 84, Pages 125-126, Deed Records, Gillespie County, Texas.
- c. Right of Way Easement dated March 24, 2000, executed by J. Jesus Ortega to Central Texas Electric Cooperative, Inc., found of record in Volume 408, Pages 841-842, Official Public Records, Gillespie County, Texas.
- d. Lack of a right of access to and from the land. (Tract II ONLY)
- e. Fence encroachments/protrusions and barn encroachment/protrusion over the North property line as shown on survey dated August 5, 2024, prepared by Cody J. Musick, Registered Professional Land Surveyor No. 6454. (Tract II ONLY)
- f. Rules, regulations, and orders governing residential subdivision, sanitation and waste disposal, and the drilling, construction, and use of water wells as passed by the Commissioners' Court of Gillespie County, Texas, and the Texas Commission on Environmental Quality.
- g. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Gillespie County, Texas.

- h. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Gillespie County, Texas.

Ad valorem taxes on said property for the current year have been prorated and the payment thereof is assumed by Grantees.

Grantor, for the same Consideration and subject to the exceptions listed above, does hereby grant, sell, and convey to Grantees, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the Property conveyed by this paragraph.

GRANTEES ARE TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES EXCEPT THOSE CONTAINED IN THIS DEED. GRANTEES HAVE NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEES' INSPECTION AND EXAMINATION OF THE PROPERTY.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and it does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and

assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

DATED this the 12th day of August, 2024.

KOINIS VENTURES LLC, a Texas limited liability company

By: [Signature]
ANTHONY KOINIS, Manager

Address of Grantees:

11642 Elm Ridge Rd
Sun Antonio, TX 78230

STATE OF TEXAS §

COUNTY OF Hays §

This instrument was acknowledged before me on this the 12th day of August, 2024, by ANTHONY KOINIS, Manager of KOINIS VENTURES LLC, a Texas limited liability company, on behalf of said entity.

[Signature]
Notary Public, State of Texas



EXHIBIT "A"**1.26 ACRE TRACT**

MAY 27, 2020

JOB NAME: 20-3

A DESCRIPTION OF A 1.26 ACRE TRACT OF LAND OUT OF THE WM. H. ANDERSON SURVEY NO. 197, ABSTRACT NO. 2 IN GILLESPIE COUNTY, TEXAS; BEING A 1.26 ACRE (DEED/CALLED ACREAGE) TRACT IN THE NAME OF J. JESUS ORTEGA AS DESCRIBED IN VOLUME 177, PAGE 936, DEED RECORDS, GILLESPIE COUNTY, TEXAS; SAID 1.26 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod set at the northwest corner of the said 1.26 acre tract, being the most northerly northeast corner of a 10.84 acre tract described in Volume 177, Page 936, Deed Records, Gillespie County, Texas, being in the south Right of Way line of Ranch Road 1691, for the northwest corner hereof;

THENCE with the said south R.O.W. line of Ranch Road 1691 S $88^{\circ}34'03"$ E, a distance of 153.00 feet to a mag nail set at the northeast corner of the said 1.26 acre tract, being the northwest corner of a 0.375 of an acre tract described in Volume 289, Page 684, Real Property Records, Gillespie County, Texas, for the northeast corner hereof;

THENCE S $40^{\circ}57'17"$ E, a distance of 267.72 feet to a $\frac{1}{2}$ " iron rod found at the southeast corner of the said 1.26 acre tract, being the southwest corner of the said 0.375 of an acre tract, being an angle point in a north line of the said 10.84 acre tract, for the southeast corner hereof;

THENCE S $72^{\circ}40'51"$ W (BASE BEARING), a distance of 268.12 feet to a $\frac{1}{2}$ " iron rod reset (2' long found laying over) at the southwest corner of the said 1.26 acre tract, being a reentrant corner of the said 10.84 acre tract, for the southwest corner hereof;

THENCE N $13^{\circ}56'03"$ W, a distance of 300.00 feet to the POINT OF BEGINNING, containing 1.26 acres of land, more or less.

The bearings shown hereon are based on local GPS observations for directional control.

Don M. Kuhlmann
Don M. Kuhlmann
Registered Professional Land Surveyor
No. 5646 - State of Texas



Kuhlmann Surveying
Fredericksburg, Texas 78624
(830) 997-2512
Firm #10177300

EXHIBIT "B"

0.37 acre
August 5, 2024
Proj. No. 2407-16

STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes and an accompanying map of a survey of 0.37 acres of land made at the request of Koinis Ventures, LLC. Said land is situated in Gillespie County, Texas, being a part of the Wm. H. Anderson Survey No. 197, Abstract No. 2, and being part that 10.87 acre tract of land described as "TRACT II" in a Warranty Deed with Vendor's Lien to Koinis Ventures, LLC, by J. Jesus Ortega, et al., dated July 16, 2020, found of record in Instrument No. 20204013 of the Official Public Records of Gillespie County, Texas;

Said 0.37 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2-inch rebar set (capped: "RPLS 6454") in the south line of that 1.26 acre tract of land described as "TRACT I" in a conveyance to Koinis Ventures, LLC, found of record in Instrument No. 20204013 of said Official Public Records, in a north line of said 10.87 acre tract, for the N.W. corner hereof, from which a 1/2-inch rebar found for the S.W. corner of said 1.26 acre tract, for a reentrant corner of said 10.87 acre tract, bears for reference: S. 72 deg. 49 min. 52 sec. W., 68.62 feet;

THENCE with the south line of said 1.26 acre tract and a north line of said 10.87 acre tract, with the N.W. line hereof, N. 72 deg. 49 min. 52 sec. E., 198.71 feet to a pipe fence corner post, for the S.E. corner of said 1.26 acre tract, for the south corner of that 0.375 acre tract of land described in a conveyance to Tomas Albiter Zamora, et al, found of record in Instrument No. 20219573 of said Official Public Records, for the N.N.E. corner hereof, from which a pipe fence corner post for a N.E. corner of said 10.87 acre tract and for the east corner of said 0.375 acre tract, bears for reference: N. 49 deg. 49 min. 43 sec. E., 70.84 feet, and a 3/8-inch rebar found (capped: "4542") in the south Right-of-Way line of Ranch Road 1631, for the N.E. corner of said 1.26 acre tract, for the west corner of said 0.375 acre tract, bears for reference: N. 40 deg. 53 min. 09 sec. W., 266.43 feet;

THENCE over and across said 10.87 acre tract, along the general meanders of a paneled fence, as follows:

S. 39 deg. 36 min. 45 sec. E., 26.01 feet to a 1/2-inch rebar set at a t-post for the east corner hereof;
S. 18 deg. 27 min. 14 sec. W., 63.31 feet to 1/2-inch rebar set at an 18-inch diameter pecan tree;
S. 50 deg. 21 min. 50 sec. W., 34.94 feet to a pine post;
S. 59 deg. 57 min. 19 sec. W., 95.27 feet to a 1/2-inch rebar set at a t-post for the south corner hereof;
N. 40 deg. 06 min. 50 sec. W., 119.55 feet to the **PLACE OF BEGINNING**, containing 0.37 acres of land, as depicted on the accompanying map of a survey of even date surveyed on the ground July 25, 2024, by Waymaker Field Services, LLC., under the supervision of Cody J. Musick, RPLS No. 6454. Said map or sketch is made a part hereof.

All set corners described herein are 1/2-inch rebar with caps marked "RPLS 6454", unless noted otherwise.


Cody J. Musick,
Reg. Prof. Land Surveyor No. 6454



Waymaker | surveyors of land
1788 W. Live Oak St.

830.997.3884
Fredericksburg, Texas 78624

TBPELS Firm No. 10194626
Page 1 of 1

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Lindsey Brown



Lindsey Brown, County Clerk

Gillespie County Texas

August 13, 2024 03:48:44 PM

FEE: \$45.00 JCOSTON

20244258

Gillespie CAD Property Search

2025 values are now certified! Property Details

Account

Property ID:	193171	Geographic ID:	A0002-0197-000000-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	496 RANCH ROAD 1631 TX		
Map ID:	7-N	Mapsco:	
Legal Description:	ABS A0002 W H ANDERSON #197, 1.00 ACRES		
Abstract/Subdivision:	A0002		
Neighborhood:	(FE) EAST OF CITY, NEAR CITY		

Owner

Owner ID:	340536
Name:	SAENZ, ALBERT & VERONICA H
Agent:	
Mailing Address:	103 S COMAL ST SAN ANTONIO, TX 78207
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$129,980 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$129,980 (=)
Agricultural Value Loss: ②	\$0 (-)
Appraised Value: ②	\$129,980 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: ②	\$0 (-)
Assessed Value:	\$129,980
Ag Use Value:	\$0

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

 Property Taxing Jurisdiction

Owner: SAENZ, ALBERT & VERONICA H %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$129,980	\$129,980	\$349.00	
HUW	HILL CNTRY UWCD	\$129,980	\$129,980	\$6.37	

SFB	FREDBG ISD	\$129,980	\$129,980	\$1,004.88
WCD	GILLESPIE WCID	\$129,980	\$129,980	\$0.23
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$129,980	\$129,980	\$0.00

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$1,360.48

Estimated Taxes Without Exemptions: \$1,360.48

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID2	IMPROVED PASTURE 2	0.63	27,442.80	0.00	0.00	\$81,890	\$0
RN2	NATIVE PASTURE 2	0.37	16,117.20	0.00	0.00	\$48,090	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$129,980	\$0	\$129,980	\$0	\$129,980

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/12/2024	WD	WARRANTY DEED	KOINIS VENTURES LLC	SAENZ, ALBERT & VERONICA H	20244258		

Gillespie CAD Property Search

2025 values are now certified! Property Details

Account

Property ID:	34335	Geographic ID:	A0002-0197-000000-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	496 RANCH ROAD 1631 TX		
Map ID:	7-N	Mapsco:	
Legal Description:	ABS A0002 W H ANDERSON #197, 1. ACRES		
Abstract/Subdivision:	A0002		
Neighborhood:	(FE) EAST OF CITY, NEAR CITY		

Owner

Owner ID:	340536
Name:	SAENZ, ALBERT & VERONICA H
Agent:	HOME TAX SHIELD
Mailing Address:	103 S COMAL ST SAN ANTONIO, TX 78207
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$912,860 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$129,980 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,042,840 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$1,042,840 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,042,840
Ag Use Value:	\$0

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

 Property Taxing Jurisdiction

Owner: SAENZ, ALBERT & VERONICA H %Ownership: 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$1,042,840	\$1,042,840	\$2,800.03	
HUW	HILL CNTRY UWCD	\$1,042,840	\$1,042,840	\$51.10	

SFB	FREDBG ISD	\$1,042,840	\$1,042,840	\$8,062.20	
WCD	GILLESPIE WCID	\$1,042,840	\$1,042,840	\$1.86	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,042,840	\$1,042,840	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$10,915.19

Estimated Taxes Without Exemptions: \$10,915.19

Property Improvement - Building

Living Area: 2898.0 sqft **Value:** \$639,800

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT3P	1940	1938
OP	OPEN PORCH	*	1991	340
OP	OPEN PORCH	*	1991	88
MA	MAIN AREA	CT3P	0	960
OP	OPEN PORCH	*	0	63
OP	OPEN PORCH	*	0	42

Living Area: 1449.0 sqft **Value:** \$261,600

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT3P	0	1449
OP	OPEN PORCH	*	0	120
OP	OPEN PORCH	*	0	120

Description: PARTY BARN **Type:** COMMERCIAL **Living Area:** 0 sqft **Value:** \$11,460

Type	Description	Class CD	Year Built	SQFT
SHED	SHED	SHED3	0	1650

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	1.00	43,560.00	0.00	0.00	\$129,980	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$912,860	\$129,980	\$0	\$1,042,840	\$0	\$1,042,840
2024	\$697,220	\$37,440	\$0	\$734,660	\$0	\$734,660
2023	\$697,220	\$37,440	\$0	\$734,660	\$0	\$734,660
2022	\$604,500	\$31,150	\$0	\$635,650	\$0	\$635,650
2021	\$318,260	\$25,980	\$0	\$344,240	\$0	\$344,240
2020	\$264,470	\$23,420	\$0	\$287,890	\$0	\$287,890
2019	\$264,470	\$23,420	\$0	\$287,890	\$16,613	\$271,277
2018	\$231,780	\$20,350	\$0	\$252,130	\$9,191	\$242,939
2017	\$203,880	\$18,610	\$0	\$222,490	\$0	\$222,490

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/13/2024	WD	WARRANTY DEED	KOINIS VENTURES LLC	SAENZ, ALBERT & VERONICA H	20244258		
7/16/2020	WDVL	WARRANTY DEED VENDORS LIEN	ORTEGA, J JESUS	KOINIS VENTURES LLC	20204013		
12/17/1986	OT		D & S INTERESTS	ORTEGA, J JESUS	177	936	0



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Andrea Schmidt, Parks and Recreation
Director

MEETING DATE: December 2, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of Ordinance 2025-47, amending Section 24.500, "Fees For Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date (Andrea Schmidt, Director of Parks and Recreation)

SUMMARY:

A fee increase for the use of Marktplatz to double the rates over the course of three years was approved by City Council in February 2024. The first of the three-year fee increase took place in 2024. This is the second of the three-tier approach. These new rates will take place for all 2025 events at Marktplatz.

BACKGROUND: A three-tiered approach to increase the fees charged for use of Marktplatz by 100% was approved on February 6, 2024 by City Council. In the first year, the City implemented one-third of the proposed fees. In the second year (January 1, 2025-December 31, 2025) the City implemented the second third, and finally, in 2026, (January 1, 2026) the final third would be implemented at 100%. Additional details about the changes are listed below.

- Reservation fees would double by January 1, 2026. The non-profit discount of 50% off reservation fees would still apply.
- For events with an approved agreement through City Council for a reduced reservation fee: The fee listed in the approved agreement would stay the same and not change. The events impacted are: Pedernales Creative Arts Alliance (PCAA) Musical Evenings, Fredericksburg Farmers Market, and Heritage School's Eisbahn.
- When would these changes go into effect? A three-tiered implementation schedule began with the adoption of the original ordinance in February 2024. On January 1, 2025, the second tier will be implemented with full implementation achieved on January 1, 2026. In 2024, events paid 33% of the implementation rate (orange columns). On January 1, 2025, all events paid the second-third (67%) implementation rate in the yellow columns and finally, on January 1, 2026, events will pay 100% of the implementation rate in the green columns.
- Were recurring special event organizers provided with the tiered pricing model and given an opportunity for feedback? Yes, approximately 25 recurring special events were sent the details

on the potential for a fee increase over a three-year period prior to the first increase. In addition, scenarios were given for each event so that they would understand the financial impacts. The feedback on the need for a pricing increase was overwhelmingly positive, and event organizers appreciated the increase happening over three years, versus all at once.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

Year two; 67% increase; and Year three; 100% increase in the current reservation fees.

STAFF RECOMMENDATION:

Consider the adoption of Ordinance 2024-?? to implement the second of the three-year reservation fees increase at Marktplatz.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Business Visioning

ATTACHMENTS:

1. Marktplatz Fees Ordinance
2. Fee Matrix for Marktplatz_2024.2025.2026

APPROVAL/REVIEW:

Andrea Schmidt

Andrea Schmidt, Parks and Recreation Director

Date: October 23, 2025

William McKamie

William McKamie, City Attorney

Date: October 23, 2025

Leticia Vacek

Leticia Vacek, City Secretary

Date: November 21, 2025

Clinton Bailey

Clinton Bailey, City Manager

Date: November 21, 2025

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 24.500, "FEES FOR USE OF MARKTPLATZ," OF ARTICLE 24.000, "RECREATIONAL FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council finds it necessary to amend the rental fees related to the use of Marktplatz; and

WHEREAS, the City Council has determined that the fees as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the City and the public.

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. Section 24.500, "Fees for Use of Marktplatz," of Article 24.000, "Recreational Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas, is hereby amended to read as follows:

"Sec. 24.500. - Fees for use of Marktplatz.

(a) Daily rental fee for the Adelsverein Halle is Five Hundred and 00/100 Dollars (\$500.00).

(b) Daily rental fee for each of the Oktoberfest Halle and the Kinder Halle is Three Hundred and 00/100 Dollars (\$300.00).

(c) Daily rental fee for each of the Catering Kitchen and the Fest Room is One Hundred and 00/100 Dollars (\$100.00).

(d) For races, walks, runs, or rides an additional service fee in the amount of Nine Hundred and 00/100 Dollars (\$900.00) will be charged in addition to the facility reservation fee.

(e) The Daily rental fee for non-profit associations for any of the pavilions is one half of the fee set forth in (a), (b), (c), and (d) above.

(f) Banner hanging at Marktplatz is Fifty and 00/100 Dollars (\$50.00) per hanging and takedown.

(g) A security deposit is also required based on the number of attendees:

- (1) 0-300 attendees: amount of reservation fee;
- (2) 301 to 1,000 attendees: \$1,000; and
- (3) 1,001 or more attendees: \$3,000.”

Section 3. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, 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. 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 5. This Ordinance shall be in full force and effect from and after the date of its passage.

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

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

Marktplatz Fee Structure - effective February 6, 2024

Facility	Type of fee	33% implementation rate Non-Profit Jan. 1, 2024-Dec. 31, 2024	33% implementation rate For-Profit Jan. 1, 2024-Dec. 31, 2024	67% implementation rate Non-Profit Jan. 1, 2025-Dec. 31, 2025	67% implementation rate For-Profit Jan. 1, 2025-Dec. 31, 2025	100% Proposed Non-Profit Rate January 1, 2026	100% Proposed For-Profit Rate Jan. 1, 2026
Adelsverein Halle	Daily	\$166.25	\$332.50	\$208.75	\$417.50	\$250	\$500
Oktoberfest Halle	Daily	\$99.75	\$199.50	\$125.25	\$250.50	\$150	\$300
Kinder Halle	Daily	\$99.75	\$199.50	\$125.25	\$250.50	\$150	\$300
Catering Kitchen	Daily	\$33.25	\$66.50	\$41.75	\$83.50	\$50	\$100
Fest Zimmer	Daily	\$33.25	\$66.50	\$41.75	\$83.50	\$50	\$100
Entire Square	Daily	\$432.25	\$864.50	\$542.75	\$1,085.50	\$650	\$1,300
Entire Square	Weekly	Not available	Not available	Not available	Not available	Not available	Not available
Banner Hanging	One-time	\$33.25	\$33.25	\$41.75	\$41.75	\$50	\$50
Race, Run, Walk, Ride	One-time	\$150.00 + facility rate	\$300.00 + facility rate	\$300.00 + facility rate	\$600.00 + facility rate	\$450.00 + facility rate	\$900.00 + facility rate
Expedited Application	One-time	\$150	\$150	\$150	\$150	\$150	\$150
First-Time Special Event Fee	One-time	\$100	\$100	\$100	\$100	\$100	\$100
Security Deposit: less than 300 attendees	Refundable	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee	Equal to reservation fee
Security Deposit: 300-1000 attendees	Refundable	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Security Deposit: Over 1,000 attendees	Refundable	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department

TO: Mayor & City Council Members

FROM: Krista Wareham, Director of Finance

MEETING DATE: December 2, 2025

CATEGORY: CONSENT

CAPTION: Consider the approval of the changes and extension of the City of Fredericksburg Investment Policy (Krista Wareham, Director of Finance)

SUMMARY:

The Public Funds Investment Act requires that the City's investment policy be reviewed and approved by the City Council annually.

BACKGROUND:

A City must adopt a written investment policy by ordinance or resolution. Texas Government Code 2256.00S(a). Therefore, regardless of a city's population, it must have a written investment policy if it has cash or bank investments. A formal policy protects the city's cash assets and the elected and finance management officials.

The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the adopted written instrument shall record any changes made to either the investment policy or investment strategies. Texas Government Code 2256.00S(e).

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

It is recommended that the City Council review and approve the Investment Policy.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Investment Policy-Revised Oct 2025

APPROVAL/REVIEW:



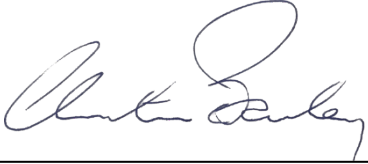
Leticia Vacek, City Secretary

Date: November 19, 2025



William McKamie, City Attorney

Date: November 19, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY OF FREDERICKSBURG, TEXAS

Investment Policy

Revised October 2025

The Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, prescribes that each City is to adopt rules governing its investment practices and to define the authority of the investment officer. The following Investment Policy addresses the methods, procedures, and practices that must be exercised to ensure effective and judicious fiscal management of the City's funds.

The Finance Director, Assistant Finance Director, and Finance Managers are designated as investment officers of the City of Fredericksburg, Texas, and are responsible for all investment decisions and activities.

I. Scope

This Policy applies to all investment activities of the City's funds under its control, except those subject to other investment covenants or excluded by contract. The Investment Policy will govern the activities of the investment officers and designated deputies in their management of all public funds covered by this Investment Policy.

To make effective use of the City's resources, all funds shall be pooled for investment purposes, except for those funds required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, contracts, or City policy. The pooled funds will include, but are not limited to, the funds of the General Fund, Electric, Water & Wastewater, Golf, Landfill, Emergency Medical Services, and Storm Water Funds. Any investments donated to the City for a particular purpose or under terms of use specified by the donor are outside the scope of this Investment Policy.

This Policy also requires the formal adoption of an Investment Strategy that specifically addresses each of the City's fund groups (See Attachment A).

II. Objectives

The primary objectives, in order of priority, of the City investment activities shall be:

- A. Safety – Investments shall be undertaken in a manner that seeks to ensure the preservation of principal.

- B. Liquidity – The City’s investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements, which might be reasonably anticipated.
- C. Yield – The City’s investment strategy is conservative. Given this strategy, the benchmark used by the Finance Director and Finance Managers to determine whether market yields are being achieved will be the 90-day T-bill rate. Return on investment is of least importance compared to the safety and liquidity objectives.

Each investment transaction shall seek to first ensure that principal losses are avoided, whether they are from security defaults or erosion of market value.

III. Delegation of Authority

The Investment Officers may designate deputies to assist with the management of the investment portfolio.

The Investment Officers or designated deputy shall be responsible for all transactions, compliance with internal controls, and ensuring that all safekeeping, custodial, and collateral duties are in compliance with this investment policy and other applicable laws and regulations.

IV. Standard of Care

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. This investment principle shall be applied in the context of managing the overall investment portfolio.

The Investment Officers or designated deputy acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for an individual security’s credit risk or market price changes, if deviations from expectations are reported in a timely manner to the City Manager, and appropriate action is taken to control adverse developments.

V. Ethics And Conflicts of Interest

The Investment Officers and designated deputies shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. An individual who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement with the Texas Ethics Commission and the City Council disclosing that personal business interest. A disclosure statement will also be filed if the Investment Officers or any designated deputy is related within the second degree by affinity of consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the City.

For the purpose of this section, an individual has a personal business relationship with a business organization if:

- A. The individual owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization.
- B. Funds received by the individual from the business organization exceed 10 percent of the individual's gross income for the previous year; or
- C. The individual has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the individual.

VI. Accounting/Reporting

The Finance Director, Assistant Director of Finance, and Finance Managers, not less than quarterly, prepare and submit to the City Council a written report of investment transactions for all funds covered by this investment policy for the preceding reporting period. The report should:

- A. Describe the investment position of the entity on the date of the report;
- B. Be prepared and signed by the Finance Director, Assistant Director of Finance, and Finance Managers;
- C. Contain a summary statement prepared in compliance with generally accepted accounting principles that states the beginning market values, additions and changes to the market value, ending market value, and fully accrued interest for the reporting period;
- D. State the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
- E. State the maturity date of each separately invested asset that has a maturity date;
- F. State the compliance of the investment portfolio as it relates to the City's Investment Policy, the City's Investment Strategy, and the Public Funds Investment Act; and;
- G. The reports should be formally reviewed at least annually by an independent auditor. The method used to monitor the market price of acquired investments is to obtain market rates for the total portfolio from at least two independent brokers or from a recognized entity that provides a similar service.

VII. Internal Controls

The management of the City of Fredericksburg, Texas, is responsible for establishing and maintaining an internal control structure. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures. The objective of an internal control structure is to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in accordance with generally accepted accounting principles. Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

For this policy, we have identified procedural controls for the purchase of investments (See Attachment B). Significant internal control structure policies and procedures are beyond the scope of this policy. The Finance Director, Assistant Director of Finance and Finance Managers shall always comply with the City's Internal Control Policies and Procedures.

VIII. Diversification

The City will diversify use of investment types and issuers to avoid incurring unreasonable risks inherent in over-investment in specific instruments, individual issuers, or maturities.

The investment portfolio shall not exceed the following guidelines without prior approval of the City Manager:

- A. With the exception of U.S. Treasury securities, Certificates of Deposits, and authorized pools, no more than 50% of the total investment portfolio will be invested in a single investment type. U.S. Treasury securities have no percentage restriction. Certificates of Deposit and authorized pools individually may be no more than 75% of the total investment portfolio.
- B. Investment in any one single U.S. Agency Issue shall not exceed 30% of the total investment portfolio.
- C. Commercial Paper shall not exceed more than 5% of the total investment portfolio.
- D. With the exception of U.S. Treasury securities and Certificates of Deposits, no more than 40% of the total investment portfolio shall be invested with a single issuer. U.S. Treasury securities have no percentage restriction. Certificates of Deposit invested with a single issuer may not exceed 50% of the total portfolio.

- E. Investment with maturities of three years shall be limited to a maximum of 20% of the total portfolio.
- F. The minimum maturity on any individual investment shall be one day (overnight). Maturities will be scheduled to meet liquidity and operating requirements.
- G. The maximum maturity for each investment and the total portfolio will be timed to maturity to meet cash flow needs established by the cash flow analysis. The maximum maturity of any individual investment shall not exceed three (3) years.
- H. The maximum dollar-weighted average maturity of the total investment portfolio is 180 days, unless otherwise approved by the City Council.

Maturity schedules shall be timed according to anticipated liquidity needs. Investments, from time to time, may be liquidated before maturity for cash-flow purposes. To meet these disbursement schedules, market gains or losses may be required. Any losses for early maturity liquidation should be minimized, and they should be reported as such to the City Manager promptly. Actual risk of default shall be minimized by adequate collateralization. Market risk shall be minimized by diversification of investment type and maturity.

The Finance Director, Assistant Director of Finance, and Finance Managers routinely monitor the contents of the investment portfolio, the available markets, and the relative values of competing instruments, and will adjust the investment portfolio accordingly, keeping in mind the overall objectives of the investments.

IX. Cash Flow Analysis

The Finance Director, Assistant Director of Finance, and Finance Managers will develop and maintain a comprehensive cash flow analysis for all the City's fund types. The purposes will be to determine liquidity needs and the available funds for investing. The summarized cash flow analysis reports will be provided to the City Council and the City Manager quarterly.

X. Authorized Investments

The following is a list of authorized investments:

- A. Obligations issued, guaranteed, insured by, or backed by the full faith and credit of the United States or its agencies and instrumentalities (i.e. U.S. Treasury and Agency Issues).
- B. Certificates of Deposit, which are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor, or the National Credit Union Share Insurance Fund or its successor, and are secured by obligations of the United States or its agencies and instrumentalities that have a market value of not less than the principal amount of the certificates.

- C. Fully collateralized repurchase agreements that have a defined termination date and are secured by obligations of the United States or its agencies and instrumentalities. The securities purchased by the City must be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City's custodial bank. Repurchase agreements can only be placed through primary government securities dealers or financial institutions doing business in Texas. The maximum term for repurchase agreements is ninety (90) days from the date the reverse security repurchase agreement is delivered, and securities held as collateral must not mature later than the agreement's expiration date.
- D. Commercial paper with a stated maturity of 365 days or less from the date of issuance. Must be rated not less than A-1 or P-1, or an equivalent, by at least two nationally recognized credit rating agencies or rated by one credit rating agency plus fully secured by an irrevocable letter of credit issued by a domestic bank.
- E. Investment pools must comply with the Public Funds Investment Act, including maintaining a \$1.00 net asset value and reporting yield to investors in accordance with federal regulations applicable to money market funds.
- F. S.E.C. registered no-load money market mutual funds that have a dollar-weighted average stated maturity of ninety (90) days or less and include in its investment objectives the maintenance of a stable net asset value of \$1 for each share.

An investment that requires a minimum rating under this policy does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Finance Director, Assistant Finance Director, and Finance Managers will take all prudent measures that are consistent with this policy to liquidate an investment that does not have the minimum rating; however, the Finance Director, Assistant Director of Finance, and Finance Managers will not be required to liquidate investments that were authorized investments at the time of purchase.

The Finance Director, Assistant Director of Finance and Finance Managers are specifically prohibited from investing in:

- A. Structured notes, investments with inverse-floaters, collateralized mortgage obligations, or any other form of derivatives;
- B. Any investment not authorized by this Policy or the Public Funds Investment Act;
- C. Any instrument for which there would not be a ready market for immediate resale;
- D. Any investment pool in which the City would own more than 20% of the market value of the pool;

- E. Highly sophisticated investments not freely conducted in the marketplace e.g., derivatives; and
- F. Any one mutual fund in which the City would own more than 10% of the total assets of the mutual fund.

The Finance Director, Assistant Director of Finance, and Finance Managers are prohibited from borrowing funds for the purpose of reinvesting the funds to leverage return.

XI. Eligible Institutions

The following financial institutions are eligible for consideration for investment transactions by the Investment Officers:

- A. State or national banks domiciled in the State of Texas.
- B. Savings banks domiciled in the State of Texas.
- C. State or federal credit unions domiciled in the State of Texas.
- D. Brokers approved and designated as primary dealers by the Federal Reserve Bank of New York.
- E. Secondary or regional brokers who meet the following requirements:
 - 1. National Association of Security Dealers certified;
 - 2. Carry Texas State Registration;
 - 3. Have net capital of \$1 million or more for Delivery Versus Payment investment transactions or net capital of \$50 million or more for Repurchase Agreement transactions; and
 - 4. Have at least five (5) years of operation.
- F. Local government investment pools, i.e. Texpool, Texas Class, etc.
- G. S.E.C. registered money market mutual funds.

Due to possible conflicts of interest, we feel that it is in the best interest of the City for the City's depository to be ineligible for quote-qualified investment transactions. Other routine investment transactions, not covered in the scope of this policy, such as sweep accounts, certificates of deposit, and float interest earnings, would be allowed with the City's depository.

A written copy of the City's investment policy shall be presented to any financial institution offering to engage in an investment transaction with the City. The qualified representative of the financial institution offering to engage in an investment transaction with the City shall execute an Investment Policy Certification substantially to the effect that the financial institution has:

- A. Received and reviewed the City's investment policy; and

- B. Acknowledged that the financial institution has implemented reasonable procedures and controls to preclude investment transactions conducted between the City and the institution that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

A list of individual qualified institutions authorized to engage in investment transactions with the City shall, at least annually, be reviewed, revised, and adopted by the City Council (See Attachment C).

All broker/dealers will have on file with the City, Trading Authorization Agreements.

XII. Security Purchases/Trades

The City will purchase securities on an "as needed" basis only. The City will determine investment requirements based on cash flow analysis and current cash positions. The City will evaluate all bids given for the determination of the securities best suited for the City's requirements.

Security selections and term will be determined in accordance with, (1) safety of principal, (2) cash flow needs, (3) investment-type as a percentage of total investment portfolio and (4) yield.

Brokers/dealers are not encouraged to contact the City on currently available securities that the broker/dealers believe are items of interest to the City.

All securities placed will be solicited from no less than three qualified institutions. The Finance Director, Assistant Director of Finance and Finance Managers will obtain the quotes. All security purchases and trades conducted through the City will be settled with the City's third party custodial bank. The use of Delivery versus Payment (DVP) for investment transactions/purchases, except with investment pools and money market mutual funds, will be continually used by the Finance Director, Assistant Director of Finance, and Finance Managers at the City's third-party custodian bank.

The Finance Director, Assistant Director of Finance, and Finance Managers are the only individuals authorized to wire funds for the City. Dual authorization shall be used for all non-repetitive wire transfers.

The City must approve any Substitution of securities on repurchase agreements. The City will only enter repurchase agreements under the terms of the Public Securities Agreement (PSA) – Master Repurchase Agreement format.

XIII. Collateralization Requirements

Consistent with the requirements of the Public Funds Collateral Act, Chapter 2257, Texas Government Code, as amended, the City will require full collateralization of all deposits with

depository institutions. To anticipate market changes and provide a level of security, the collateralization level will be 102% of market value of principal and accrued interest on the deposits less the amount insured by the Federal Deposit Insurance Corporation. Securities pledged as collateral shall be held in the City's name by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership must be supplied to the City for retention. The City must approve any release and/or substitution of collateral before such action is taken. Collateral shall be reviewed daily to assure that the market value of the securities pledged equals or exceeds the related deposit.

Securities authorized by the Public Funds Collateral Act are acceptable for collateralization purposes.

Private insurance coverage is not an acceptable collateralization form.

XIV. Investment Training

The Finance Director, Assistant Director of Finance, and Finance Managers shall attend:

- A. At least one training session relating to the Finance Director or designated deputies' responsibilities within 12 months after taking office or assuming duties.
- B. Investment training sessions not less than once in two years and receive not less than ten (10) ten hours of instruction relating to investment responsibilities.

Training must include education in investment controls, security risks, strategy risks, market risks, diversification of the investment portfolio, and compliance with the Public Funds Investment Act.

All training shall be from an independent source on the list of approved training seminar sponsors (See Attachment D).

XV. Conclusion

The Finance Director, Assistant Director of Finance, and Finance Managers will adhere to the investment policy in all investment decisions of the City. The Finance Director, Assistant Director of Finance, and Finance Managers will provide quarterly written reports to the City Manager and City Council on the investment activity of the City's investment portfolio.

All current investment activity, which does not comply with the above-stated policy, will be allowed to mature, and all future investment activity will be negotiated under the terms of the stated policy.

In conjunction with the annual financial audit, a compliance audit will be performed on management controls and adherence to this policy.

An annual review of the Investment Policy and Strategy will be conducted by the Finance Director, Assistant Director of Finance, and Finance Managers. The Investment Policy and Strategy, with any changes, will then be presented for the City Council to review. Formal adoption of the Investment Policy and Strategy will be documented in the minutes of the City Council meeting and the adopting ordinance.

INVESTMENT STRATEGY – Attachment A

The investment strategy of the City of Fredericksburg, Texas, is adopted to provide investment guidelines that will minimize the risk of loss. To make effective use of the City's resources, all monies shall be pooled into one fund, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, contracts, or City policy. Investment priorities (in order of importance) are as follows:

- A. Suitability – Any investment allowed by the Investment Policy is suitable. Maturity schedules shall be timed according to anticipated needs.
- B. Safety of Principal – All investments should be of high quality with no perceived default risk.
- C. Liquidity – Local government investment pools and mutual funds shall provide daily liquidity. Fixed maturity investments shall provide liquidity as required by anticipated needs.
- D. Marketability – Investments should have an active and efficient secondary market to enable the City to liquidate investments prior to the maturity for unanticipated cash requirements.
- E. Diversification – The city will diversify use of security types, issuers and maturities. With the exception of U.S. Treasury securities, Certificates of Deposits, and authorized pools, no more than 50% of the total investment portfolio shall be invested in a single security type. U.S. Treasury securities have no percentage restriction. Certificates of Deposit and authorized pools individually may be no more than 75% of the total investment portfolio. With the exception of U.S. Treasury securities and Certificates of Deposits, no more than 40% of the total investment portfolio shall be invested with a single issuer. U.S. Treasury securities have no percentage restriction. Certificates of Deposit invested with a single issuer may not exceed 50% of the total portfolio. Maturity schedules shall be timed according to anticipated liquidity needs. The maximum dollar-weight average maturity is 180 days.
- F. Yield – The City's investment strategy is conservative. The benchmark used by the Finance Director and Finance Managers to determine whether market yields are being achieved shall be the 90-day T-bill rate.

INVESTMENT PURCHASING PROCEDURAL CONTROLS – Attachment B

- A. Finance Director, Assistant Director of Finance, and Finance Managers analyze cash flow and determines specific cash flow needs of the City before any current securities mature or any new money is invested.
- B. Finance Director agrees to the type of security (as allowed or as authorized by law, contract, or investment policy), denominations, and durations.
- C. Finance Director or designee
 - Obtains three (3) net quotes for securities from authorized brokers listed on Attachment C.
 - Prepares quote listing with relevant information from the officers.
 - Contacts selected offeror with instructions to buy.
- D. Broker faxes, emails, or calls Finance Director with details of the purchase (discount, etc.).
- E. Finance Director or designee contacts safekeeping with details and faxes or emails copy of CUSIP to safekeeping for security verification.
- F. Safekeeping compares CUSIP to delivered securities to initiate payment. The purchase of individual securities shall be executed “delivery versus payment” (DVP) through the Federal Reserve System. By so doing, City funds are not released until the City has received, through the Federal Reserve wire, the securities purchased.
- G. A letter is prepared with Finance Director signature stating all details of the purchase and sent to the broker.
- H. The broker must verify the letter for understanding and correctness of securities purchased, sign it, and return it to the City of Fredericksburg.
- I. The investment portfolio and cash flow documents are updated to reflect security transactions. The Finance Manager reconciles the investment portfolio with the general ledger monthly. The reconciliation is reviewed and approved by the Finance Director.
- J. Safekeeping receipts are received by a finance employee who is independent from the initiating or approval of the purchase and verified with the Daily Balance Report; if correct, the receipts are filed for documentation upon arrival.

LIST OF QUALIFIED INSTITUTIONS - Attachment C

A list of institutions that are authorized to engage in investment transactions with the City shall, at least annually, be reviewed, revised, and adopted. The following institutions, listed by type, are authorized for use by the investment officer.

Brokers/Dealers	Local Government Investment Pools
Hilltop Securities Edward Jones King's Capital Advisors	TexPool Texas Class
Banking Institutions:	Guadalupe Bank
Arrowhead Bank	Happy State Bank
Broadway Bank	PNC Bank
Chase Bank	Security State Bank & Trust
FirstCapital Bank of Texas	Texas Hill Country Bank
First United Bank	Texas Regional Bank

This list shall be revised when necessary throughout the year to account for additions and deletions.

TRAINING SEMINAR SPONSORS – Attachment D

All investment training shall be from an independent source approved by the City Council.
The following sponsors are hereby approved:

- A. Government Finance Officer's Association (GFOA);
- B. Texas Society of Certified Public Accountants (TSCPA);
- C. Texas Municipal League (TML);
- D. Government Treasurer's Organization of Texas (GTOT);
- E. Sponsors approved by the TSCPA and GFOA, GFOAT, GTOT, to provide CEP credits;
or
- F. Other sponsors approved on an individual basis by the Finance Director.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CONSENT

CAPTION: Consider approval of 2026 Calendar Year City Holiday Schedule. (Leticia Vacek, City Secretary)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

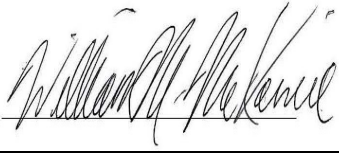
ATTACHMENTS:

1. Holiday Schedule 2026

APPROVAL/REVIEW:

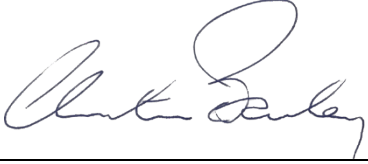
Leticia Vacek, City Secretary

Date: November 21, 2025



William McKamie, City Attorney

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 24, 2025

2026 Holiday Schedule

New Years Day	Thursday	January 1, 2026
Martin Luther King Day	Monday	January 19, 2026
Presidents Day	Monday	February 16, 2026
Texas Independence Day	Monday	March 2, 2026
Good Friday	Friday	April 3, 2026
Memorial Day	Monday	May 25, 2026
Independence Day	Friday	July 3, 2026
Gillespie County Fair	Friday	August 28, 2026
Labor Day	Monday	September 7, 2026
Veterans Day	Wednesday	November 11, 2026
Thanksgiving	Thursday & Friday	November 26 & 27, 2026
Christmas	Thursday & Friday	December 24 & 25, 2026
New Years Day	Friday	January 1, 2027



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Request Z-2513 (Old Business/Amended Reconsideration): By P.V. McMinn with Nuvista Development LLC, to reconsider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam Street. (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
 - v. Take Action - Approve Ordinance 2025-50 for the Conditional Use Permit (If applicable)
-

SUMMARY:

This development previously obtained a Conditional Use Permit for Condominiums and Townhomes in 2021 with conditions that included the requirement to obtain a Subdivision Waiver for the length of Crestview Circle, approval of a Site Plan and Plat, and the addition of sidewalks to connect the residential uses to commercial uses as well as review of the existing residence to determine historical significance. As the development did not start construction within 2 years as required by [Sec. 5.481](#), the Conditional Use Permit has expired. The applicant has since returned and submitted a Site Plan and Conditional Use Permit application requesting permission to construct a mixed-use development that would include Condominiums and Townhomes. .

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

Lot 1R-1 focused on the development of Townhomes to include 21 lots as well as a 11,600 sq ft, 2-story, Professional Office Building as well as the existing residence, which appears to have a square footage of 4,989 but the height of the structure was unknown.

The original proposal was presented to the Planning & Zoning Committee as well as City Council for multiple public hearings. City Council deferred the application back to the Planning and Zoning Committee to reconsider an amended request, by the applicant, on September 16, 2025.

Therefore, the application is back before the Planning and Zoning Committee to reconsider an amended request that would include a proposed development that would result in the creation of 3 lots totaling approximately 14.25 Acres. The final plat would result in Lot 1R-2 (6.68 Acres), Lot 1R-1B (2.49 Acres) and Lot 1R-1A (5.08 Acres). Lots

1R-2 and 1R-1B would be platted as two individual vacant out lots. Lot 1R-1A would accommodate the proposed 21-Unit Townhome Development.

As a result, of the creation of the out lots, the proposed Conditional Use Permit would only apply to Lot 1R-1A which is proposing the 21-Unit Townhome Development.

BACKGROUND: Lot 1R-1A Development Review

Site Area: 5.08 Acres - 221,285 sq ft

Zoning: [C1, Neighborhood Commercial](#)

Building Coverage: 43% Proposed (52,500 sq ft) 55%/121,706 (Maximum)

Impervious Coverage: 58% Proposed (128,114 sq ft) 70% (Maximum) / 12% Should Account For Parking

Heights: 1 Story (16 ft) and 2 Story (32 ft) - 3-Story Maximum (the plans state a maximum of 2-stories)

Access: Lot 1R-1A does not have its own access, rather it shares 1 access point onto Keller Crossing Drive. and is a 46 ft-wide road called Highland Boulevard. Individual Townhome lots will have direct access to Crestview Circle.

Parking: 2 spaces per unit is required for the Townhome use (plus 2 spaces per unit if insufficient R.O.W exists to allow on-street parking), resulting in 84 required spaces.

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

Landscape and Screening: Plans are required per Sec. 7.920 and should include One (1) tree per 75 LF required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier, of at least two (2) feet in height, shall be placed along the perimeter. Screening along the perimeter of the property is required per Sec. 7.940 (property line to the West) and screening of the dumpster is required per Sec. 7.980

Public Hearing: As part of the Public Hearing process, Staff must notify all property owners who own property within 200 ft of the subject tract. As of June 24, 2025 two letters of protest were received.

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

Conformance with applicable regulations and standards established by the Zoning Regulations.

Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, access and circulation features.

Potentially unfavorable affects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site for a permitted use.

Modifications (including variance from property development regulations) to the site plan which would result in increased compatibility, would mitigate potentially unfavorable impacts, would be necessary to conform to applicable regulations and standards and would protect the public health, safety, morals and general welfare.

Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected

to be generated by the proposed use and other uses reasonable and anticipated in the area; existing zoning and land uses in the area.

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

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

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

Determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the zone in which the site is located.

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

Determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted uses in the vicinity.

Determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.

Determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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

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

50.

Dwelling, Single Family (attached - townhouse)

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

51.

Dwelling, Single Family (detached)

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

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

SINGLE FAMILY RESIDENTIAL

The use of a site for only one dwelling unit, other than a manufactured home.

SINGLE FAMILY RESIDENTIAL (ATTACHED)

A single family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent dwelling or dwellings by party walls or are located immediately adjacent thereto with no visible separation. Included under this use category is townhouse and condominium.

SINGLE FAMILY (DETACHED)

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

SITE

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

SITE AREA

The calculated area within the site.

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

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

TOWNHOUSE GROUP

Two or more contiguous townhouses having common or abutting walls.

TOWNHOUSE LOT

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

private yard area.

TOWNHOUSE RESIDENTIAL

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

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

2024 Comprehensive Plan

In 2024 the City of Fredericksburg adopted a new Comprehensive Plan that provides direction for requested

development. This document speaks specifically to 7 items including Mobility and Small-Town Sensitive Growth.

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

In reviewing Small-Town Sensitive Growth, new framework is provided which aids the City of Fredericksburg in considering placemaking more holistically and on a larger scale, using place types which incorporate guidance for land use, transportation, site planning and design. Action G.1.A.5 states: *establish context-sensitive design regulations and guidelines that ensure the physical form of new and infill development is visually compatible with and contributes to the community's existing character and identity. Implement density-based maximum size limitations on developments.* Action G.1.A1.7 states: *Establish good neighbor nuisance regulations to address higher density and mixed-use issues, reserving separated land use for a limited number of uses.*

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

During the public hearing, on November 5, 2025, the applicant requested to amend the proposed CUP to only apply it to Lot 1R-1 and focus on the development of the Townhomes only. The other two created lots will be platted outlots. In further considering this request, the P&Z Committee moved to recommend denial of the application as presented.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2513 Public Hearing Map
2. Z-2513_ Review Comments_July Meetings_Redacted
3. Z-2513_ SITE PLAN_cup - addressed.- 8 - 06162025 (2) (1)
4. Z-2513_Keller Oaks CUP application (2) (1)
5. 2021 City Council Memo (3) (1)
6. Updated CUP Plat Layout
7. Keller Oaks Updated Townhome CUP Layout
8. Combined Protest Letters_Redacted
9. Z-2513 - Approval letter received 8_6_25_Redacted
10. Z-2513 - late arrival letters of support - received July 1 and 2_Redacted
11. Ordinance 2025-50 CUP Keller Oaks

APPROVAL/REVIEW:



Date: November 21, 2025

Cliff Cross, Director of Development Services



Date: November 24, 2025

Garret Bonn, Assistant City Manager



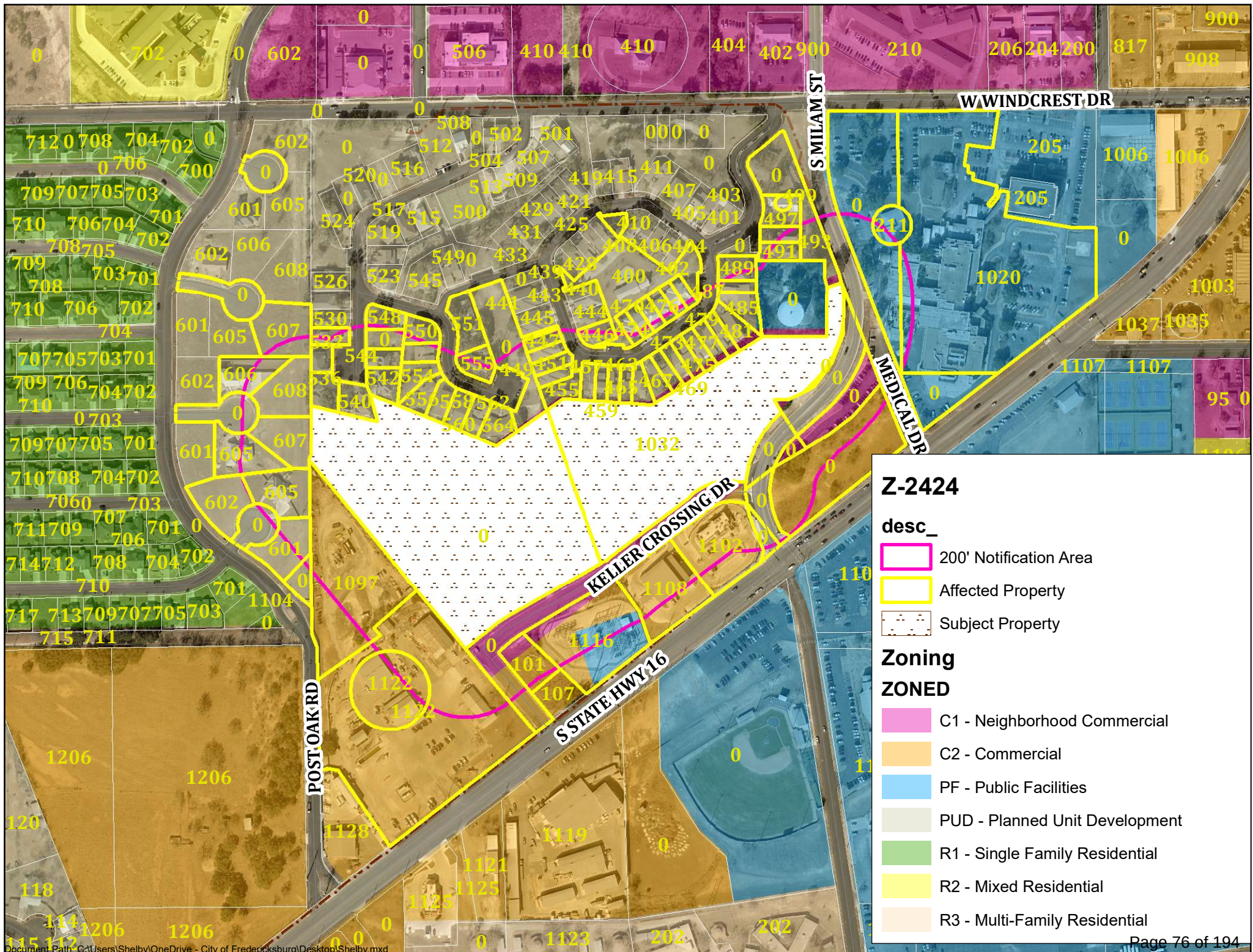
Date: November 24, 2025

William McKamie, City Attorney



Date: November 24, 2025

Clinton Bailey, City Manager



Z-2424

desc_

-  200' Notification Area
-  Affected Property
-  Subject Property

Zoning

ZONED

-  C1 - Neighborhood Commercial
-  C2 - Commercial
-  PF - Public Facilities
-  PUD - Planned Unit Development
-  R1 - Single Family Residential
-  R2 - Mixed Residential
-  R3 - Multi-Family Residential



June 9, 2025

P.V. McMinn, Jr.
Via Email



RE: Z-2513, Review Comments for the Conditional Use Permit request for 1032 S Milam, Keller Oaks.

Dear Applicant,

Project will require Planning and Zoning approval scheduled for **Wednesday, July 2, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

The project will also require consideration by City Council on **Tuesday, July 15, 2025**, at 2818 US 290 East (HEB Room at the former University Center – City Hall East Campus), please have a representative present at the meeting.

Please review the following comments and address appropriately. Please provide a written response as to how the items are addressed in addition to the revised Site plan by **Monday, June 16, 2025.**

Plans will not be reviewed or considered without a response sheet.

- Correct the Lot Sizes for Lot 1R-1 and 1R-2. They both read as 7.23 Acres (314,939 sq ft)
- Correct the Development Calculations for both lots given the need to update the lot size
 - Building Cover
 - Impervious Cover
 - ETC
- Provide density calculations based on bedroom counts by lot. [Per Sec. 3.200](#)
 - Example = 35, 1-bedroom units @ 3,000 sq ft per unit = 105,000 sq ft

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

- Please provide parking calculations and appropriate dimensions [Per Sec. 7.863](#)
- Add appropriate handicapped parking spaces in required locations and provide dimensions [Per Sec. 7.863](#)
- Location of loading facilities for both lots per [Sec. 7.131](#)
- Parking Lot lighting needs to be shown on the plan. [Sec. 7.131](#)
- Provide a note that all lighting will be compliant with [Article XV – Outdoor Lighting](#). This includes parking lot lighting.
- Landscaping required Per. [Sec. 7.920](#) and should include One (1) tree per 75 LF is required. Off-street parking should have ten (10) sq ft of interior landscaping for each parking space. A strip of land at least five (5) ft in depth located between the abutting right-of-way and the off-street parking areas or other vehicular area which is exposed to an abutting right-of-way shall be landscaped and include one (1) tree for each fifty (50) LF. In addition, a hedge wall, or other durable landscape barrier of at least two (2) ft in height, shall be placed along the perimeter.
- Screening required per [Sec. 7.940](#) & [Sec. 7.980](#) to include a solid wood and/or masonry fence or wall at least 6 ft in height but not greater than 8 ft between the subject property and residentially zoned property to the East. All refuse collection must be screened.
- There is an existing residence on the site that is not shown on the plan. Staff has not approved its demolition and suspect it might possess historical significance. Staff will need to perform a site visit to determine the properties condition and value. This home is not listed on the City's inventory of Historical Structures, but due to its age, it may qualify for historic protection.
- The [2024 Comprehensive Plan](#) identifies this property with a future place type of Mixed Use Community Corridor which is envisioned to be a well-planned walkable mixed-use area with a strong sense of place. These highly activated areas should include integrated residential, retail and small-scale employment uses.
 - Important characteristics include building relationship with the street, pedestrian movement, signage, street design and public gathering spaces.
 - Middle housing types such as townhomes, patio homes, cottage courts, urban lofts and apartments in walkable environments near commercial and open space.
 - High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
 - Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.

The City of Fredericksburg

126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

- Create mechanisms to properly consider infrastructure, community character, and economic impact of all new development (Small Town Sensitive Growth)
- Encourage neighborhood placemaking elements that add community character and support pride of ownership (pocket parks, street trees, art in public spaces, sidewalks, etc.) (N.1.A.6)
- Apply transportation improvements which prioritize safety, comfort, and connectivity of pedestrians and cyclists and ensure ADA accessibility for the entire community (Mobility)
- Invest in bike parking, street furniture and other elements that encourage walking and biking. Begin investments at key points of interest and community facilities (i.e, libraires, schools, parks, museums, shopping districts) (M.2.B.6)
- Subdivision Waiver (Major) required for block lengths exceeding 500 ft or 1,200 ft in length per [Subdivision Ordinance 6.06 D & E](#).
 - Where no existing subdivision controls, the blocks should not be less than 500 feet in length. However, in cases where physical barriers, property ownership, or individual usage creates conditions where it is appropriate that these standards be varied then, upon approval by the Director of Development Services, the length may be increased or decreased to meet existing conditions, having due regard for connecting streets, circulation of traffic and public safety.
- As part of the previously approved CUP The Planning and Zoning Commission voted 7-0 to approve the CUP for Townhomes & Condominiums with the condition that the project provides additional sidewalks in the development. [Sec. 7.131](#)

Please return the revised plans along with your written response as to how the comments have been addressed by **Monday, June 16, 2025**. Please feel free to contact me with any comments or questions, and I will be happy to assist you.

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

Jan Musgrove

Jan Musgrove
Development Review Committee (DRC)

The City of Fredericksburg
126 W. Main St. • Fredericksburg, Texas 78624-3708 • (830) 997-7521 • Fax (830) 997-1861

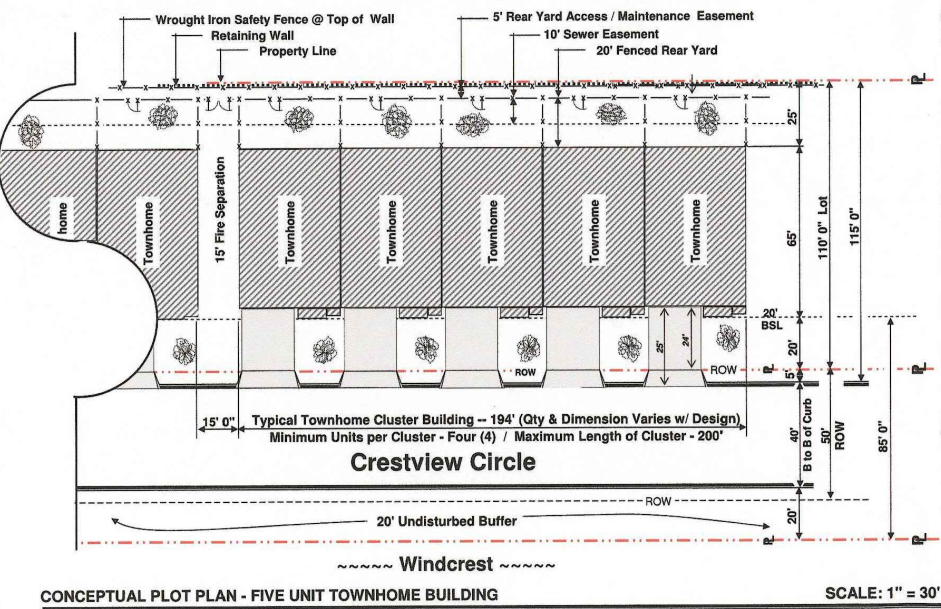
PRELIMINARY SITE PLAN
FOR CONDITIONAL USE PERMIT:
LOT 1R-1 & LOT 1R-2 IN THE KELLER
SUBDIVISION, A PLAT OF RECORD IN VOLUME
6, PAGE 88 OF THE GILLESPIE COUNTY PLAT
RECORDS.

Property Address:
1032 S. Milam
Fredericksburg, TX 78624

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

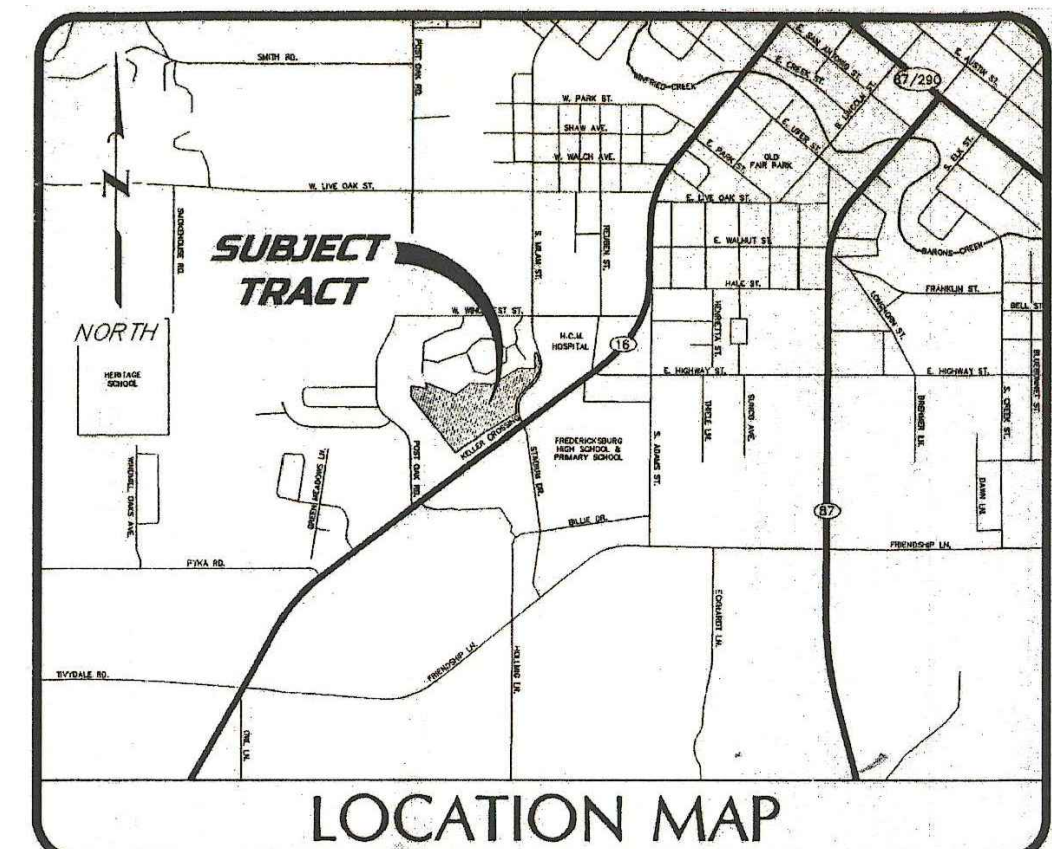
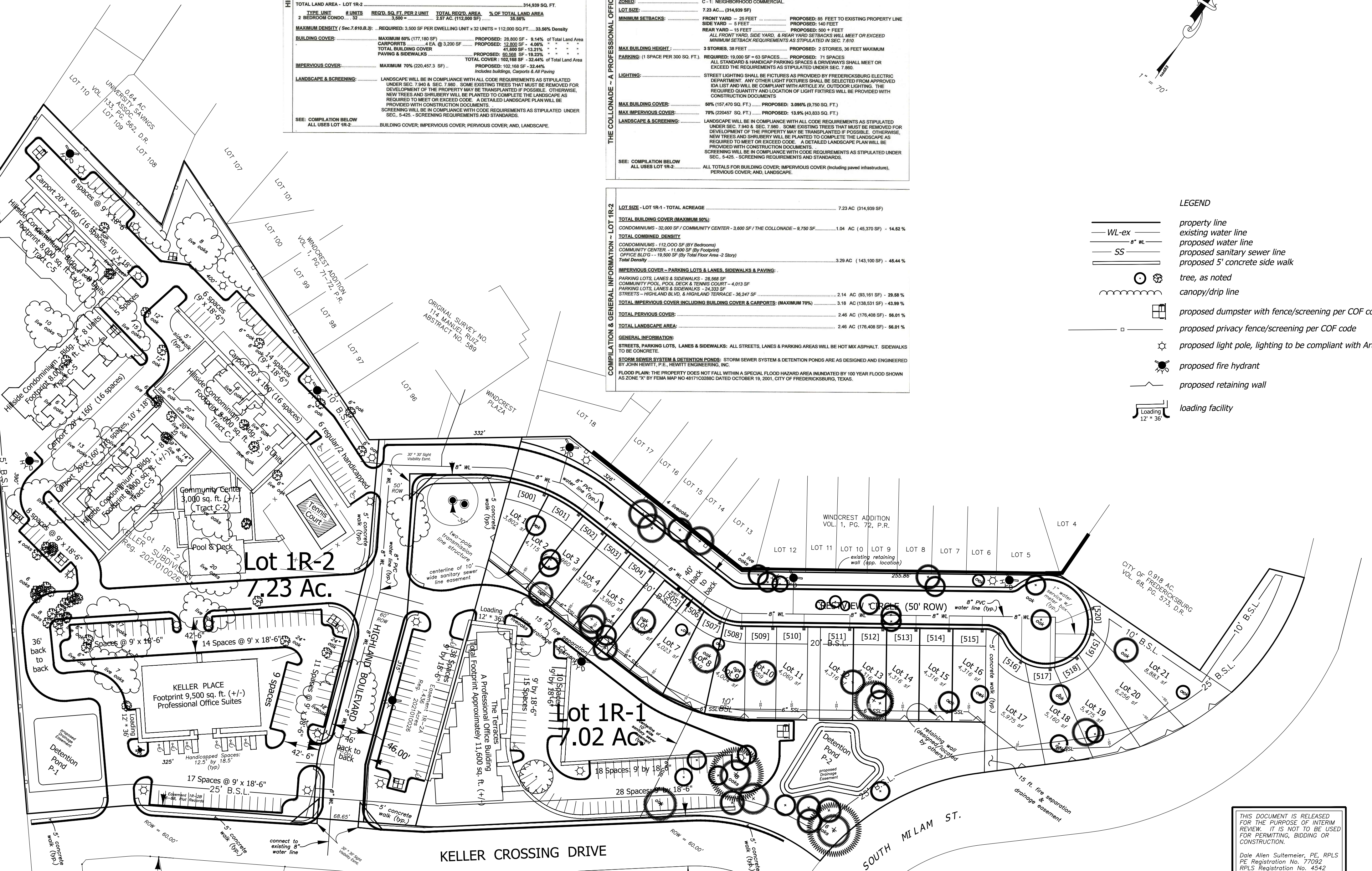
PROPERTY DEVELOPMENT DATA - LOT 1R-2 KELLER SUBDIVISION - A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. THIRTY-TWO (32) TWO (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ('HILSIDE CONDOMINIUMS') ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDING SHALL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION SHALL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO A LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL, ANDOR SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUEST FOR CONDITIONAL USE: "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIUMS				
LOT SIZE: 7.23 AC. (314,939 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET REAR YARD - 15 FEET SIDE YARD - 5 FEET				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET				
PARKING: REQUIRED: 1 SPACE PER BR (1) + 1 GUEST PER UNIT (2) = 36 SPACES PROPOSED: 116 SPACES - (26 SPACES AVAILABLE FOR COMMUNITY CENTER)				
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.240 & SEC. 7.400. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
SEE: COMPLETION BELOW ALL USES LOT 1R-2				

PROPERTY DEVELOPMENT DATA - LOT 1R-1 KELLER SUBDIVISION - A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF CONDOMINIUMS ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. THIRTY-TWO (32) TWO (2) BEDROOM CONDOMINIUM UNITS IN FOUR (4) EIGHT (8) UNIT BUILDINGS ('HILSIDE CONDOMINIUMS') ARE TO BE SITED ON THE NORTHWEST PORTION OF LOT 1R-2, EAST OF AND ADJACENT TO ALLEN KELLER COMPANY. THE BUILDING SHALL BE 2 STORY SINGLE FAMILY DWELLING UNITS. CONSTRUCTION SHALL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO A LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL, ANDOR SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUEST FOR CONDITIONAL USE: "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD CONDOMINIUMS				
LOT SIZE: 7.23 AC. (314,939 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET REAR YARD - 15 FEET SIDE YARD - 5 FEET				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET				
PARKING: REQUIRED: 1 SPACE PER BR (1) + 1 GUEST PER UNIT (2) = 36 SPACES PROPOSED: 116 SPACES - (26 SPACES AVAILABLE FOR COMMUNITY CENTER)				
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.240 & SEC. 7.400. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
SEE: COMPLETION BELOW ALL USES LOT 1R-2				



PROPERTY DEVELOPMENT DATA LOT 1R-1 KELLER SUBDIVISION - A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPERTY CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. TWENTY-ONE (21) TOWNHOMES (CRESTVIEW TOWNHOMES) ARE TO BE SITED ON THE NORTHERN PORTION OF LOT 1R-1, ADJACENT TO A NEW HIGHWAY (CRESTVIEW CIRCLE). CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STANDALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 10' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (SEC. 7.610 - Townhouse and Condominium Standards). THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINDCREST AND 2 STORY ELEVATIONS FACING CRESTVIEW CIRCLE. CONSTRUCTION SHALL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL, AND SINGLE PLY (TPO) ROOFS. IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVEAL LOT WIDTHS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUEST FOR CONDITIONAL USE: "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES				
LOT SIZE: 7.83 AC. (340,791 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET REAR YARD - 10 FEET SIDE YARD - 5 FEET				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET				
BUILDING LENGTH: THE TOTAL LENGTH OF EACH OF FOUR (4) SEPARATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUM BLDG LENGTH.				
PARKING: REQUIRED: 4 SPACES PER UNIT PROPOSED: 21 UNITS X 4 + 23 PARALLEL + 107 SPACES ALL PARKING DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.400 - TOWNHOMES - 4 SPACES PER DWELLING UNIT. SUFFICIENT ROW CISTS TO ALLOW 20' ADDITIONAL ON-STREET PARKING SPACES.				
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.400. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
SEE: COMPLETION BELOW ALL USES LOT 1R-1				

PROPERTY DEVELOPMENT DATA LOT 1R-2 KELLER SUBDIVISION - A MIXED USE DEVELOPMENT				
PROJECT DESCRIPTION: A 12,000 SQ. FT. ONE STORY PROFESSIONAL OFFICE BUILDING (THE 'TERRACE') IS PLANNED FOR THE WESTERN PORTION OF LOT 1R-2, ADJACENT TO A NEW HIGHWAY (CRESTVIEW CIRCLE). CONSTRUCTION SHALL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO STUCCO A LIMESTONE, ARCHITECTURAL PANELING, TRADITIONAL WOOD SING, GLASS, AND STANDING SEAM METAL, ANDOR SINGLE PLY (TPO) ROOFS.				
LEGAL DESCRIPTION: 1032 SOUTH MILAM GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.				
ZONED: C-1: NEIGHBORHOOD COMMERCIAL				
REQUEST FOR CONDITIONAL USE: "APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES				
LOT SIZE: 7.83 AC. (340,791 SF)				
MINIMUM SETBACKS: FRONT YARD - 25 FEET REAR YARD - 10 FEET SIDE YARD - 5 FEET				
MAX BUILDING HEIGHT: 3 STORIES, 38 FEET				
BUILDING COVER (Sec. 7.410): MAXIMUM 75% (234,057 SF) PROPOSED: 16,673 SF - 33.06% of Total Land Area				
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.400. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.				
SEE: COMPLETION BELOW ALL USES LOT 1R-1				



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Date: Allen Sultemeier, PE, RPLS
PE Registration No. 77039
RPLS Registration No. 4542
April, 2025

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:
Conditional Use Permit

SHEET NUMBER
1

Site Plan for:
Conditional Use Permit
KELLER OAKS
Gillespie County, TX

PROJECT: 6800
DATE: 2025

REVISIONS:
Item/Date/Description

SHEET TITLE
Site Plan for:<



Zoning Application

City of Fredericksburg – Development Services Department

126 W. Main St, Fredericksburg, TX 78624

A. Project Information

Project Name: Keller Oaks
Project Address: 1032 South Milam
Property Tax ID Numbers: 34749

B. Application Type: [Appendix A – Fee Schedule](#)

- ☐ Voluntary Annexation - \$750.00
- ☒ Conditional Use Permit - \$500.00
- ☐ Land Use Change - \$300.00
- ☐ Zoning Change - \$600.00
- ☐ Amendment to existing PUD - \$500.00
- ☐ Creation of PUD - \$750.00
- ☒ DRC Review Comments - \$250

❖ *All applicants will be charged the following fees for the required Public Hearing notifications.*

- ☒ *Public Hearing Newspaper - \$150.00*
- ☒ *Public Hearing 200 ft notification letter - \$100.00*

C. Applicant/Owner Information - Property Owner

Owner Name: NuVista Development, LLC
Owner Address: PO Box 3324, San Angelo, TX 76902
Owner Phone Number: 325-655-8933
Owner Email Address: elliott@zipnet.us

D. Applicant

Applicant Name: P. V. McMinn, Jr., Director of Operations, NuVista Development, LLC
Applicant Address: PO Box 61305, San Angelo, TX 76906
Applicant Phone Number: 325-234-9424
Applicant Email Address: pvmcminnjr@gmail.com

Applicant's Signature

I hereby certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. I also certify, if I am not the owner, that I have authorization from the owner to act on his/her behalf.

Signature: 

Printed Name: P. V. MC MINN, JR.

Staff Use Only Application Number: Z-2513 Date: 5/29/25

Ch 3 1189 for \$1,000.00



CITY COUNCIL MEMO

DATE: February 15, 2021

TO: Mayor and City Council

FROM: Jason Lutz

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

Summary:

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

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

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

The City of Fredericksburg

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

Recommendation:

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

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

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

Background / Analysis:

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

Attachments:

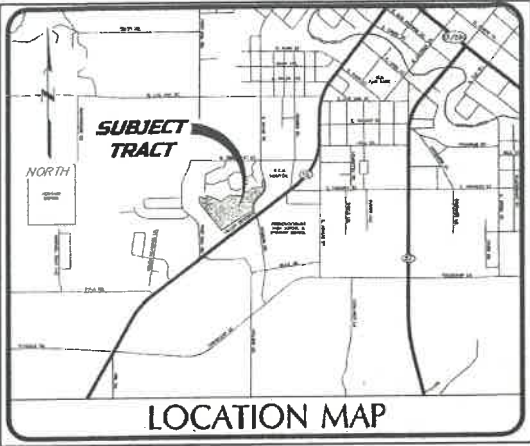
Conditional Use Permit Brief, property owner list, project plans, project summary, maps, and opposition letters.

Department Approval

City Manager Approval

City Attorney Approval

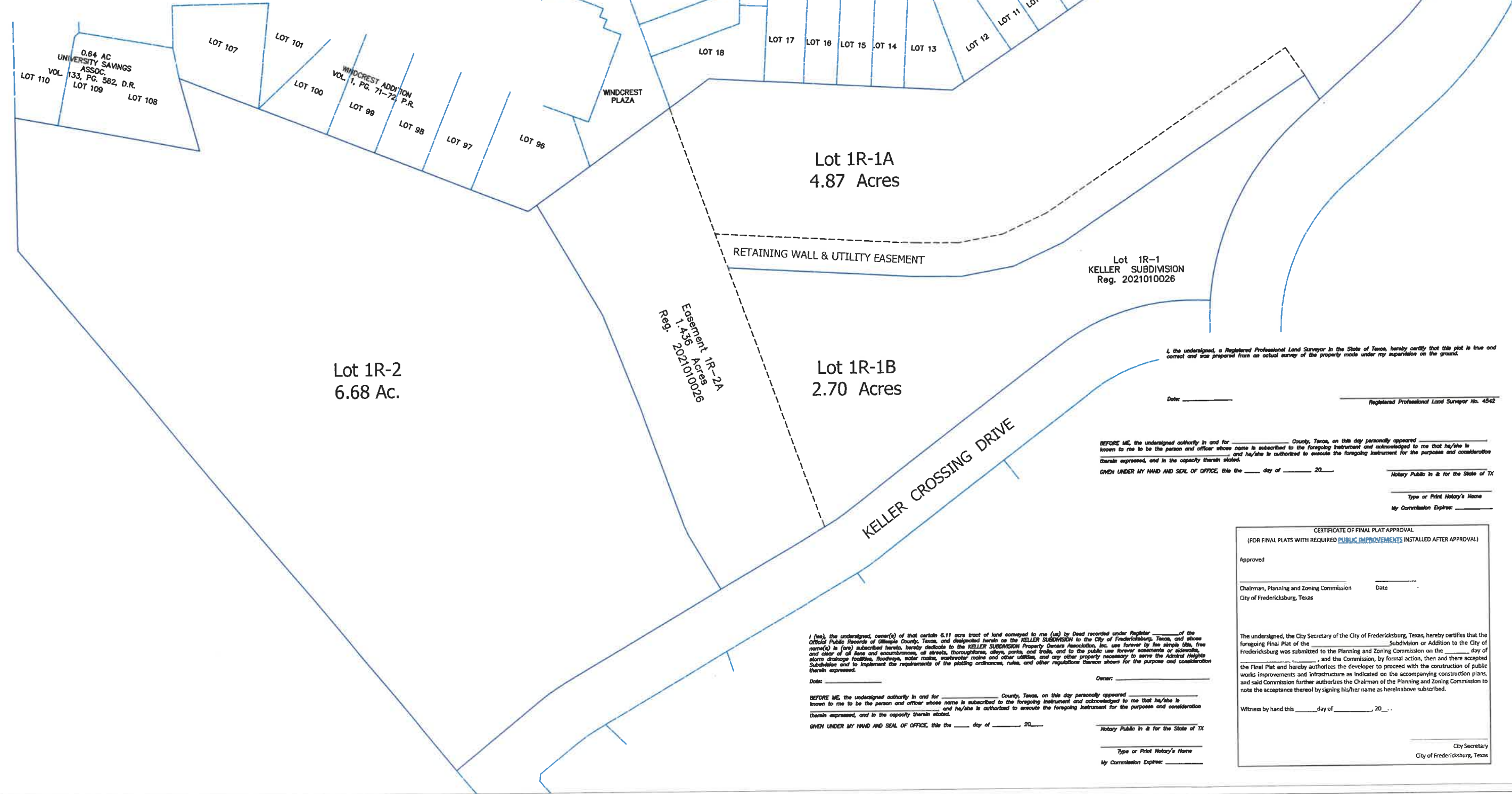
A REPLAT OF LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Date: Allen Sultemeier, P.E., RPLS
P.E. Registration No. 77052
RPLS Registration No. 4542
May, 2025

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Date: _____ Registered Professional Land Surveyor No. 4542

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 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 & for the State of TX

Type or Print Notary's Name
My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved _____

Chairman, Planning and Zoning Commission _____ Date _____
City of Fredericksburg, Texas

The undersigned, the City Secretary of the City of Fredericksburg, Texas, hereby 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 _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20____.

City Secretary
City of Fredericksburg, Texas

TBP&L
Engineering Firm
F-10608

TBP&L
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Line-Topographic-Construction-Survey
Engineering - Land Development Services
1001 N. Highway 170, Suite 7502A
Fredericksburg, Texas 78624
(800) 866-1221
sultemeier.com

A Replat of Lots 1R-1
KELLER SUBDIVISION
Gillespie County, TX

241.1' ± 6800
= 2020-2021-2022

4' 8.64 05:
ACD/ACG/CLERK/CP

5' ± 66.6'

A Replat of Lot
1R-1

5' ± 60.7' 5' 4

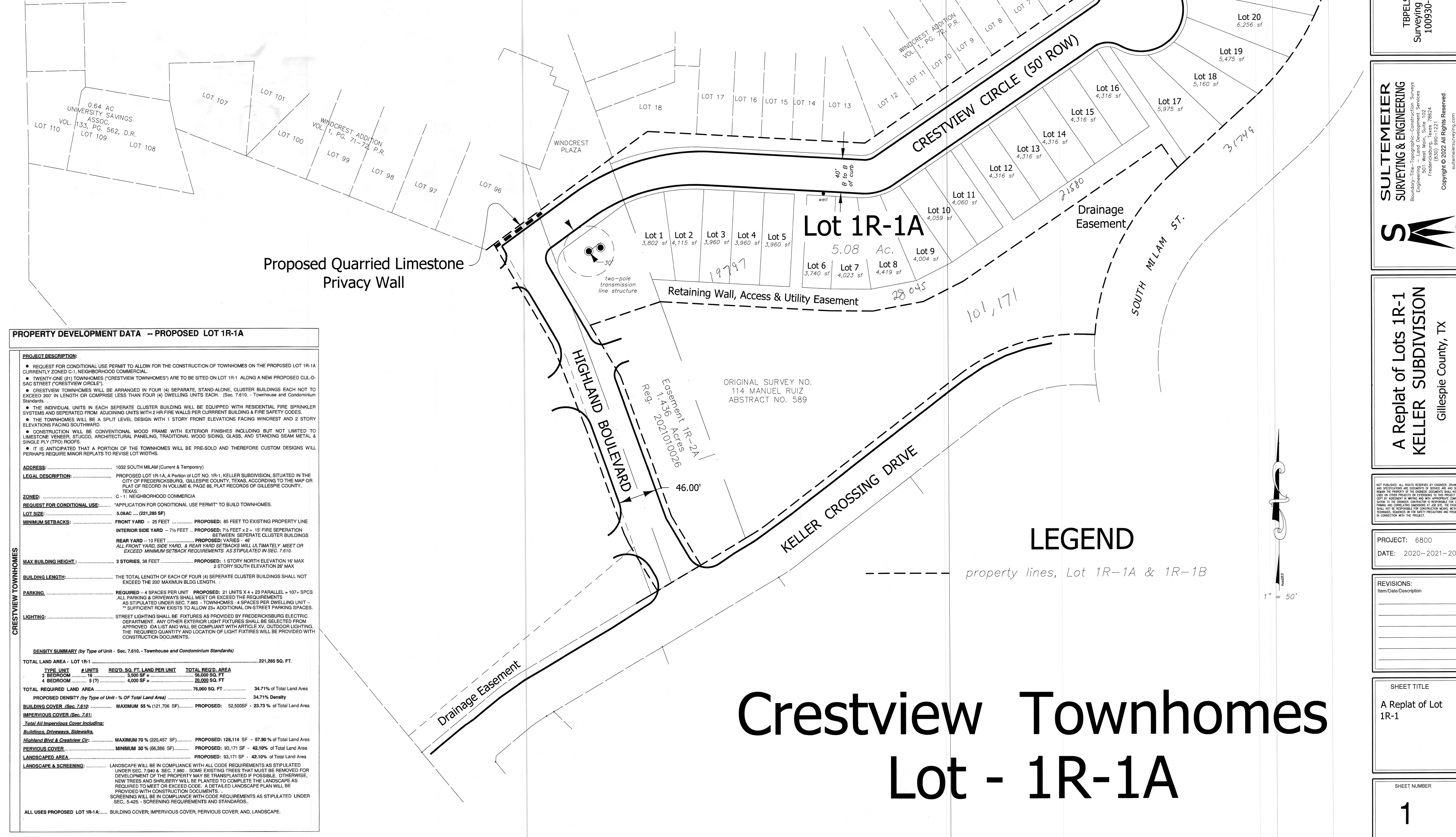
1

A REPLAT OF LOT 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT RECORDS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION.

Dale Allen Sultemeier, PE, RPLS
PE Registration No. 77052
RPLS Registration No. 4542
June, 2022

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



PROPERTY DEVELOPMENT DATA -- PROPOSED LOT 1R-1A	
PROJECT DESCRIPTION: - REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES ON THE PROPOSED LOT 1R-1A CURRENTLY ZONED C-1, NEIGHBORHOOD COMMERCIAL. - TWENTY-ONE (21) TOWNHOMES ("CRESTVIEW TOWNHOMES") ARE TO BE SITED ON LOT 1R-1 ALONG A NEW PROPOSED CUL-DE-SAC STREET ("CRESTVIEW CIRCLE"). - CRESTVIEW TOWNHOMES WILL BE ARRANGED IN FOUR (4) SEPARATE, STAND-ALONE, CLUSTER BUILDINGS EACH NOT TO EXCEED 200' IN LENGTH OR COMPRISE LESS THAN FOUR (4) DWELLING UNITS EACH. (Sec. 7.610 - Townhouse and Condominium Standards.) - THE INDIVIDUAL UNITS IN EACH SEPARATE CLUSTER BUILDING WILL BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS AND SEPERATED FROM ADJOINING UNITS WITH 2 HR FIRE WALLS PER CURRRENT BUILDING & FIRE SAFETY CODES. - THE TOWNHOMES WILL BE A SPLIT LEVEL DESIGN WITH 1 STORY FRONT ELEVATIONS FACING WINCREST AND 2 STORY ELEVATIONS FACING SOUTHWARD. - CONSTRUCTION WILL BE CONVENTIONAL WOOD FRAME WITH EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO LIMESTONE VENEER, STUCCO, ARCHITECTURAL PANELING, TRADITIONAL WOOD SIDING, GLASS, AND STANDING SEAM METAL & SINGLE PLY (TPO) ROOFS. - IT IS ANTICIPATED THAT A PORTION OF THE TOWNHOMES WILL BE PRE-SOLD AND THEREFORE CUSTOM DESIGNS WILL PERHAPS REQUIRE MINOR REPLATS TO REVISE LOT WIDTHS.	
ADDRESS:	1032 SOUTH MILAM (Current & Temporary)
LEGAL DESCRIPTION:	PROPOSED LOT 1R-1A, A Portion of LOT NO. 1R-1, KELLER SUBDIVISION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 88, PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
ZONED:	C - 1: NEIGHBORHOOD COMMERCIAL
REQUEST FOR CONDITIONAL USE:	"APPLICATION FOR CONDITIONAL USE PERMIT" TO BUILD TOWNHOMES.
LOT SIZE:	5.08AC +/- (221,285 SF)
MINIMUM SETBACKS:	FRONT YARD -- 25 FEET -- PROPOSED: 85 FEET TO EXISTING PROPERTY LINE INTERIOR SIDE YARD -- 7½ FEET -- PROPOSED: 7½ FEET X 2 = 15' FIRE SEPERATION BETWEEN SEPERATE CLUSTER BUILDINGS REAR YARD -- 10 FEET -- PROPOSED: VARIES - 48' ALL FRONT YARD, SIDE YARD, & REAR YARD SETBACKS WILL ULTIMATELY MEET OR EXCEED MINIMUM SETBACK REQUIREMENTS AS STIPULATED IN SEC. 7.610.
MAX BUILDING HEIGHT:	3 STORIES, 38 FEET -- PROPOSED: 1 STORY NORTH ELEVATION 16' MAX 2 STORY SOUTH ELEVATION 28' MAX
BUILDING LENGTH:	THE TOTAL LENGTH OF EACH OF FOUR (4) SEPARATE CLUSTER BUILDINGS SHALL NOT EXCEED THE 200' MAXIMUM BLDG LENGTH. :
PARKING:	REQUIRED -- 4 SPACES PER UNIT PROPOSED: 21 UNITS X 4 + 23 PARALLEL = 107+ SPCS ALL PARKING & DRIVEWAYS SHALL MEET OR EXCEED THE REQUIREMENTS AS STIPULATED UNDER SEC. 7.803 - TOWNHOMES - 4 SPACES PER DWELLING UNIT -- ** SUFFICIENT ROW EXISTS TO ALLOW 23+ ADDITIONAL ON-STREET PARKING SPACES.
LIGHTING:	STREET LIGHTING SHALL BE: FIXTURES AS PROVIDED BY FREDERICKSBURG ELECTRIC DEPARTMENT. ANY OTHER EXTERIOR LIGHT FIXTURES SHALL BE SELECTED FROM APPROVED IDA LIST AND WILL BE COMPLIANT WITH ARTICLE XV, OUTDOOR LIGHTING. THE REQUIRED QUANTITY AND LOCATION OF LIGHT FIXTURES WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.
DENSITY SUMMARY (by Type of Unit - Sec. 7.610 - Townhouse and Condominium Standards)	
TOTAL LAND AREA - LOT 1R-1.....221,285 SQ. FT.	
TYPE UNIT	# UNITS
3 BEDROOM	16
4 BEDROOM	5 (7)
TOTAL REQUIRED LAND AREA.....76,000 SQ. FT..... 34.71% of Total Land Area	
PROPOSED DENSITY (by Type of Unit - % OF Total Land Area)..... 34.71% Density	
BUILDING COVER (Sec. 7.610):	MAXIMUM 85 % (121,706 SF)..... PROPOSED: 52,500SF - 23.73 % of Total Land Area
IMPERVIOUS COVER (Sec. 7.61):	
Total All ImperVIOUS Cover Including:	
Buildings, Driveways, Sidewalks,	
Highland Blvd & Crestview Cir:	
MAXIMUM 70 % (220,457 SF)..... PROPOSED: 128,114 SF - 57.90 % of Total Land Area	
PERVIOUS COVER	MINIMUM 30 % (66,386 SF)..... PROPOSED: 93,171 SF - 42.10% of Total Land Area
LANDSCAPED AREA	PROPOSED: 93,171 SF - 42.10% of Total Land Area
LANDSCAPE & SCREENING: LANDSCAPE WILL BE IN COMPLIANCE WITH ALL CODE REQUIREMENTS AS STIPULATED UNDER SEC. 7.940 & SEC. 7.980. SOME EXISTING TREES THAT MUST BE REMOVED FOR DEVELOPMENT OF THE PROPERTY MAY BE TRANSPLANTED IF POSSIBLE. OTHERWISE, NEW TREES AND SHRUBBERY WILL BE PLANTED TO COMPLETE THE LANDSCAPE AS REQUIRED TO MEET OR EXCEED CODE. A DETAILED LANDSCAPE PLAN WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.	
SCREENING WILL BE IN COMPLIANCE WITH CODE REQUIREMENTS AS STIPULATED UNDER SEC. 5.425 - SCREENING REQUIREMENTS AND STANDARDS.	
ALL USES PROPOSED LOT 1R-1A: BUILDING COVER; IMPERVIOUS COVER; PERVIOUS COVER; AND, LANDSCAPE.	

TBP&LS
Engineering Firm
F-10608

TBP&LS
Surveying Firm
100930-00

SULTEMEIER
SURVEYING & ENGINEERING
Boundary-Title-Topographic-Construction Surveys
Engineering - Land Development Services
Fredericksburg, Texas 78624
(830) 390-1221
Copyright © 2022 All Rights Reserved
sultemeiersurveying.com

A Replat of Lots 1R-1
KELLER SUBDIVISION
Gillespie County, TX

NOT PUBLISHED: ALL RIGHTS RESERVED BY ENGINEER. DRAWINGS AND SPECIFICATIONS ARE DOCUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER. THE ENGINEER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DEFECTS, METHODS, MATERIALS, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

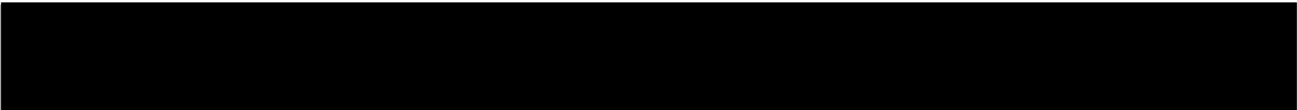
PROJECT: 6800
DATE: 2020-2021-2022

REVISIONS:
Item/Date/Description

SHEET TITLE
A Replat of Lot 1R-1

SHEET NUMBER
1

Crestview Townhomes
Lot - 1R-1A



and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

We and our neighbors do not wish to have the noise and exhaust pollution at our back door that will result from this project.

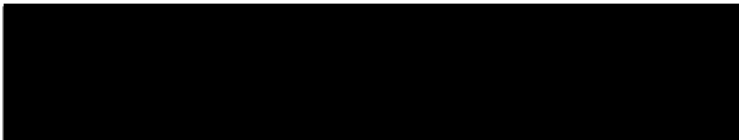
Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Charles Quindry, President
Windcrest Townhomes Assoc



10/2/94

10/2/94

10/2/94

of the street to underground the property.

re a redemptor in any new subdivision. All one has to do is give him 21 or 100 block
enough to make street parking on both sides of the street without parking and a
section of the new development with narrow streets without sidewalks. Streets with

sidewalks

the developer provide to it a lot of cars with sidewalks. Current road easements are
than. zoning change is made it should be conditional on providing 21 ft and 100 ft

placed in with the rest of the townships in the case. Don't forget.

I would have a difficult time seeing how the townships and condominiums would
control the property and the other family home but since it is on the side of the hill and
just this the property with the historic letter home that should be restored. I can see

condominium how the present zoning

The owner is requesting that the property be restored to show townships of

Re: zoning Request A-2712 1032 S Millard

10/2/94

10/2/94

City of Frederick

Planning and Zoning

10/2/94

830-880-0134 or 301-812-1240

Frederick, Maryland 21701

Frederick, Maryland 21701

230 N. Washington St.

Frederick, Maryland

Kermit H. Sultemeier



June 11, 2025

Planning and Zoning
City of Fredericksburg
126 W Main
Fredericksburg, TX 78624

Re: Zoning Request Z-2513. 1032 S Milam

The owner is requesting that this property be rezoned to allow townhome or condominium from its present zoning.

Isn't this the property with the historic Keller home that should been restored? I can see cutting the property into large single family home lots since it is on the side of the hill but I would have a difficult time seeing how more townhomes and condominiums would blend in with the rest of the Townhomes in the area, Enough already.

If any zoning change is made it should be conditional on prohibiting STR and insist that the developer provide 60 ft wide streets with sidewalks. County road easements now require 60'.

Seems all of the new developments want narrow streets without sidewalks. Streets wide enough to have street parking on both sides of the street without impeding traffic should be a requirement in any new subdivision. All one has to do is drive Hale St or 100 block of Creek street to understand the problem.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kermit Sultemeier', with a long horizontal flourish extending to the right.

Kermit Sultemeier

KHS/bm

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



REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (~~APPROVE~~) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

*not enough info
construction noise & dust
concerns-retaining wall damage & loss
fire hazzard of back rooms-*

Grace Wallace
Signature

6/17/25
Date

P

*Luxury town home (1 story high) OK.
condos or apartments - NO*

STORY DOCUMENT

10/1/71

10/1/71

10/1/71

STORY DOCUMENT

10/1/71

STORY DOCUMENT

STORY DOCUMENT

STORY DOCUMENT

STORY DOCUMENT

STORY DOCUMENT

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

ATTN JAN MUSGROVE

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

NEED ENGINEERING STUDY THAT GUARANTEES
EXISTING RETAINING WALL WILL NOT BE IMPACTED.
TO EXISTING WINDCREST HOMES ABOVE PROPOSED DEVELOPMENT.

IF THIS EXISTING RETAINING WALL HAS FUTURE STRUCTURAL
FAILURE, COST FOR ALL REPAIR/REMEDIATION SHOULD GO TO
THIS DEVELOPER. (WITH GUARANTEES OF MONEY AVAILABLE
FOREVER)

Signature

Steve Hopkins
Carol Hopkins

6-18-25

Printed Name

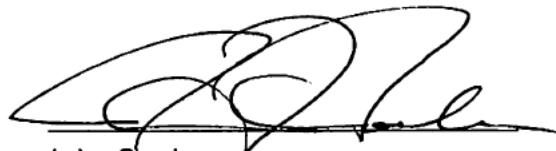


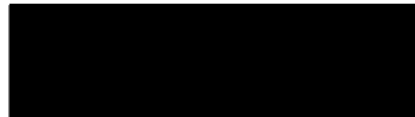
especially high density (townhomes, condominiums and business offices) development. The City has acknowledged these concerns and has delayed or rejected other development proposals as a result. This proposal should also be rejected.

4. Methodist Hospital Hill Country and other medical facilities are located across South Milam Street from the Subject Property. Any increased traffic resulting from development of the Subject Property will cause issues with access to and from those facilities, including access by emergency vehicles.
5. Fredericksburg High School is located just across State Hwy 16 from the hospital. Increased traffic may create safety issues for those attending and working at the high school and anyone attending events at the high school.

For the reasons expressed above, we urge the city to DENY the requested CUP. If the project goes any further and we are provided with plans showing what the proposed development is, we likely will have further comments.


Patty Soule


John Soule



1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 1, 1861. It contains a detailed account of the financial state of the country, and of the measures which have been taken to improve it.

3. The third part of the document is a report from the Secretary of the Interior, dated January 1, 1861. It contains a detailed account of the state of the public lands, and of the measures which have been taken to improve them.

4. The fourth part of the document is a report from the Secretary of the Navy, dated January 1, 1861. It contains a detailed account of the state of the navy, and of the measures which have been taken to improve it.

5. The fifth part of the document is a report from the Secretary of the War, dated January 1, 1861. It contains a detailed account of the state of the army, and of the measures which have been taken to improve it.

6. The sixth part of the document is a report from the Secretary of the State, dated January 1, 1861. It contains a detailed account of the state of the foreign relations of the country, and of the measures which have been taken to improve them.

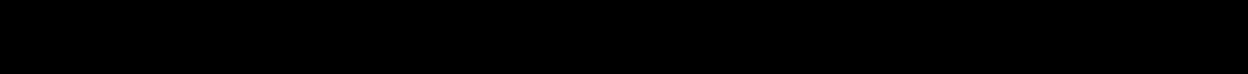
7. The seventh part of the document is a report from the Secretary of the Education, dated January 1, 1861. It contains a detailed account of the state of the public schools, and of the measures which have been taken to improve them.

June 15, 2025

Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624

Request No. Z-2513
P.V. McMinn with Nuvista Development
1032 South Milam – Keller Oaks

As an interested property owner, we PROTEST the above-requested CONDITIONAL USE PERMIT (CUP). We will be unable to attend the Planning and Zoning Commission meeting on July 2, 2025, or the City Council meeting on July 15, 2025. Please make our concerns and objections a part of the record.


above the land covered by the CUP ("Subject Property"). We have been provided with NO PLANS for what is proposed. Please provide us with more information about what is planned, including a plat reflecting proposed streets, location, size and planned use for each lot and proposed heights for each structure. Subject to knowing more about what is proposed, our objections are listed below.

1. The Subject Property was earlier proposed for development in 2021. The plan for that development at least included certain provisions that MAY address some of the concerns expressed below. Specifically, the previous proposal provided for a green belt between the retaining wall behind our property and any development on the Subject Property. Beyond the green belt, there was to be a road providing access to only a limited number of homes, i.e., not high volume through traffic. The proposed homes immediately behind the existing homes on Summit Circle also had specific height restrictions to ensure that the view from existing Summit Circle homes was not blocked.
2. As noted above, there is a retaining wall behind the homes on Summit Circle, along the northwestern boundary of the Subject Property. That retaining wall has been in place since the first homes were constructed on Summit Circle approximately 50 years ago. We are very concerned that any construction activity, particularly blasting or impact drilling, is likely to affect adversely the integrity of that retaining wall.
3. Fredericksburg is experiencing incredible growth, coupled with a severe water shortage. Now is not a good time to be permitting any additional development,

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached letter

Signature

Date

6/15/25

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

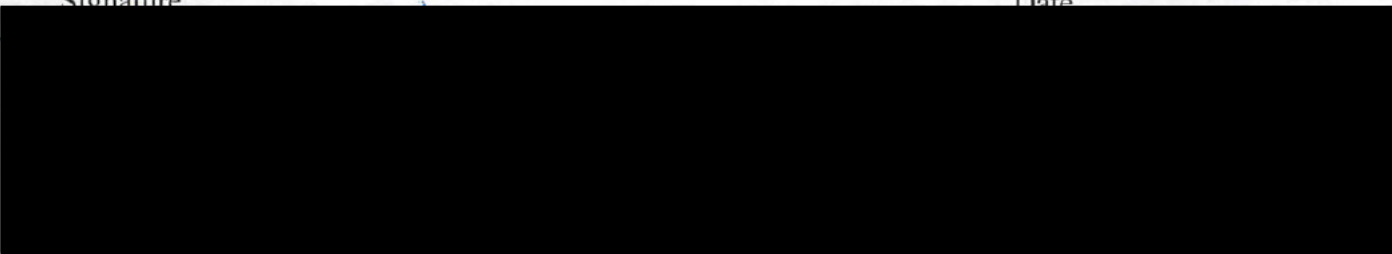


REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Barbara Cole
Signature

6-30-2025
Date



[REDACTED]

and all adjacent homes are protected by a 40 plus year old retaining wall along the rear of our properties. Construction below that wall could very well compromise its soundness. A collapse of or damage to this wall because of the proposed development would be devastating to all adjacent homes on Summit Circle.

There has been no study or report from an independent registered professional engineer concerning the development of this site, including any rock blasting and its effect on the existing retaining wall. From the information we have this would be a 21 unit townhouse development with each unit selling for approximately one million dollars. If that be the case, the cost of an engineering study would be insignificant given the total cost of the project.

My neighbors and I do not wish to have the noise and exhaust pollution at our back doors that will result from this project.

Traffic would become a problem on this section of Milam which is frequented by emergency ambulance traffic into the hospital emergency room. Fire engine traffic regularly uses this same section of Milam Street as do school buses in the morning and afternoon.

For our community as a whole we are faced with a very uncertain future as to our water supply. Further development would put an even greater strain on our ability to meet our needs.

The City Council has very wisely paused another development project. It would make no sense to approve this one.

As an interested property owner, I PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

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



REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Please see attached

Donna Staneland

Signature

06/25/25

Date

be any fencing or other means of separation between our homes and the proposed condominiums, P. V. McMinn responded that 'the fencing would not be up to the standards of the Windcrest community, so Nuvista would not provide that'.

3. The mountains of mulch left when Nuvista and P. V. McMinn cleared trees in 2021 still remains and is a potential fire hazard.

There remains concern over the mountains of mulch (measuring approximately 15 ft high and stretching from the Allen Keller Co. facility to approximately 40 ft from my property) left by Nuvista and P. V. McMinn in 2021 when Nuvista and P. V. McMinn had some of the land cleared of trees. It has remain untouched since, continues to pose a real potential fire hazard in dry weather conditions, and must be addressed.

In conclusion, although there has been ample time to bring the proposal on Lots 1R-1 and 1R-2 into compliance with city requirements and take into account the concerns of neighboring communities, Nuvista and P. V. McMinn have specifically failed to refine and finalize the proposal on the Lot R1-2 development. Instead, Nuvista and P. V. McMinn have presented the same proposal that was submitted for the May 7, 2025, Zoning and Planning Commission hearing. Specifically, plans for Lot R1-2 are, by P. V. McMinn's admission, speculative at the present time. Therefore, this protest is being submitted since there is no sound basis for:

- a determination that the proposed use is in accordance with the objectives of these Zoning Regulations and the purposes of the one in which the site is located;
- a determination that the proposed use will comply with each of the applicable provisions of these Zoning Regulations;
- a determination that the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing or permitted used in the vicinity;
- a determination that any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area; and
- a determination that the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Respectfully submitted,



Kevin P. Montgomery



June 27, 2025

Planning and Zoning Commission
Development Services - Zoning
126 W Main Street
Fredericksburg, TX 78624

RE: Protest to Request Number Z-2513

Dear Members of the Planning and Zoning Commission:

This letter is respectfully being submitted to protest the above-referenced Conditional Use Permit (CUP) Request by P. V. McMinn with Nuvista Development, LLC for the building of town homes and condominiums on property located at 1032 South Milam Street and referred to as Lots 1R-1 and 1R-2 of the Keller Subdivision. Although I fully understand and agree with the concerns expressed in regard to the potential impact of the proposed Phase 1 development of Lot 1R-1, my protest will focus on the proposed Phase 2 development of Lot 1R-2, since it abuts my property. A few of the reasons for this protest are as follows:

1. Plans for Lot 1-R2 are speculative and a start date for construction is not known at this time.

According to the most recent site plans for Lot 1R-2, the high density condominiums that Nuvista proposes to build, those structures would be abutting, intruding and adversely impacting the value of the established single family households of Windcrest Patio Homes, Windcrest Townhomes, and the Oaks of Windcrest. Some of the old plans from 2021 showed townhomes on Lot 1R-2, but when asked, P. V. McMinn responded during the June 6, 2025, meeting with the Windcrest Townhomes HOA (Marlene Pylate, HOA President of the Windcrest Patio Homes, and Robert Kennedy, HOA Vice President, asked me to attend) that the site plans for Lot 1R-2 are speculative and were provided because the city required Nuvista and P. V. McMinn to apply now for the expired permits for both phases simultaneously. When asked when Nuvista intended to start work on Phase 2, P. V. McMinn said that could not be determined at this time.

2. Additional screening between the established Windcrest Patio Homes, Town Homes, and the affected properties in The Oaks of Windcrest, although required by the city, would not be provided by Nuvista.

The speculative site plans and plats as provided contain some notable contradictions, such as no notations on elevations, the heights of the condominiums (according to the Nuvista plans, 2 stories, but there is reference to 36 ft in height, which indicates 3 stories), a 20 ft buffer between the development on Lots 1R-1 and 1R-2 and Windcrest Patio Homes (there is no 20 ft buffer behind the property located at 540 Winding Way Court), and screening along the perimeter of the property which is required by the city. When specifically asked if there would

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



REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

PLEASE SEE THE ATTACHED LETTER

Signature

Date

27 June 2025

RE: Z-2513, Request for Conditional Use Permit

Due to Mr. McMinn's total lack of consideration for the neighborhood, questionable promises, and disregard for the area, we cannot approve this request.

This is the second time we are being asked to consider his request for a conditional use permit. The first time around, he promised to maintain a barrier/greenbelt between our HOA and his development. Bulldozing that barrier/greenbelt was the first thing he did. Then to add insult to injury, the remaining debris was left pushed against our property line causing a fire hazard. This is only 1 indication he could care less about our neighborhood and he will proceed in any way he can so as to profit himself! We simply can't trust him. The cedar mulch "mountain" remains cause for concern with our extremely dry weather. We found it necessary to involve the fire marshal to get some of the debris removed. The cedar mulch mountain remains today.

Parking spaces for the community he is developing are situated facing homes in our HOA. Headlights will shine directly into some of our homes when residents arrive after dark. Lighting of those parking areas are a concern as well.

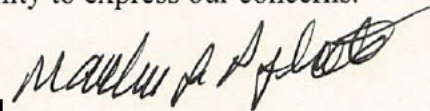
He has lied about meeting with me (Marlene), our HOA president, stating we were in approval of the plan he presented 2+ years ago. He and his realtor had not met with me until we called a membership meeting expressing our concerns.

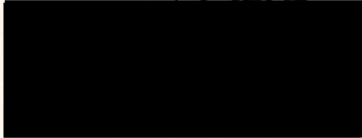
He has threatened to put in something that we will "really not like" if we don't approve this plan. A second threat was made that alluded to low-income housing. Apparently, the fencing he plans to use in this development is chain link? What protection and privacy does that provide?

We know that something will eventually be built on that property, no idea what since the land appears not suitable for very much.

Mr. McMinn's philosophy is "Profit before People."

Thank you for the opportunity to express our concerns.



WINDERS & HUBLE (LAWSON) LANE THE REVISED PLAN OF

1/1/1917 1/1/1917 1/1/1917

ARE REMOVED

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



REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE
PERMIT (CUP) REQUEST, represented by the above file number because:

SEE ATTACHED

Marilyn P. [Signature]
Signature

Patricia A. [Signature]

6/28/25
Date

Charles & Loretta Schmidt



June 16, 2025

We are writing to formally express our concerns and objections regarding the development of the Keller Property. The issue at hand has raised significant concerns for us and those of us living in the WindCrest Subdivision.

Our primary concern is the 40 plus year- old retaining wall along the rear of many of our homes. Construction below that wall could very well compromise its soundness. Collapse of or damage to this wall because of the development would be devastating to all adjacent homes on Summit Circle.

In addition, we and our neighbors don't wish to have to deal with the noise and pollution at our back yard that will result from this project.

A major concern also is the traffic increase at this section of Milam where emergency ambulance traffic into the hospital emergency room. Also fire engine traffic use this same section as well as school buses.

As interested and concerned property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.

Please carefully evaluate the impact of this development on our subdivision, traffic concerns and on the entire area.

Thank you -

Loretta Schmidt Charles Schmidt

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

The value of the homes on the outer circle of Summit Circle would decline if there were any obstruction of the view of our city if town homes or any buildings were constructed in Keller Sub-division. The view is definitely of value to each home
monetary

Pat Weinheimer
Signature

6-17-25
Date

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Our townhome backs up to the property in review. We have
a 15-20 ft concrete retaining wall in the back. I am very
concerned about the stability of this wall being affected
by development. We recently had to have our home leveled
in the back, and don't want to have to do that again. This
developer did previous work on the property - dirt moved
around and clearing done without proper authorization
to do so. We want the trees behind our house to stay -
They provide privacy & act as a sound buffer from Hwy 16
Noise. Another development in Fbg is questionable because
of drought concerns as well.

Thelma Spenser
Signature

6/23/2025
Date

1. The construction process could seriously affect the 40 years old large retaining wall behind several homes in a devastating situation for those homeowners.
2. More living spaces built within city limits will only increase water usage. Think of how many toilets will flush, showers & baths, dishwashing, wash machines in daily living situations. Also outdoor usage. Water restrictions are currently in Stage 4. Do we all want to go into Stage 5. I doubt it. Weather is changing & its just not feasible to build more housing to overuse the water resource we already have.
3. The traffic it would create would take away from a currently peaceful area that includes wild life passing through the area. Create walking paths with native vegetation & keep the area a pleasant place & buffer from traffic.

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



REQUEST NO. Z-2513

As an interested property owner, ^{we} (PROTEST) (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

See attached

Signature

Cathy & Ben Lero

Date

6/16/25



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

REQUEST NO. Z-2513

As an interested property owner, I ^{Vehemently} **PROTEST** (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

We fear that by disturbing the existing terrain ~~on~~, a definite danger of any movement of affected terrain could result in costly (detrimental) damage to our existing community.

Increased traffic around hospital is dangerous!
Increased water usage unwelcomed, and safety of children getting to and from school endangered!
We **STRONGLY** protest any type of change to the existing (present) landscape.

Kind Regards

Signature

[Handwritten Signature]

Jutta D. Lindsay

Date

22 June 2025

FROM THE DESK OF

Terri Patton & Gary Metcalf

June 28, 2025

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

RE: Z-2513

We are writing to PROTEST the proposed Keller Oaks development by P.V. McMinn with NuVista Development LLC adjacent to the Windcrest homes at the corner of Windcrest and Milam Streets. The Windcrest homes were constructed 40 years ago. Our property at 461 Summit Circle and all adjacent homes are set above the proposed development.

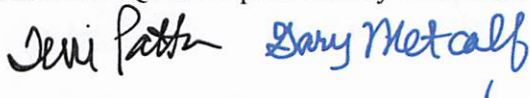
One major concern is the long term impact on the 40-year-old retaining wall which supports our home and others above the proposed development. Construction below this wall could compromise its soundness. Damage or collapse of this wall would be devastating to all the adjacent homes on Summit Circle.

We chose to live in Windcrest for two main reasons: the proximity to everything in Fredericksburg and the tranquility of the neighborhood. We and the other residents adjacent to the proposed development do not wish to have the noise and exhaust pollution resulting from the construction at our back door. The proposed property currently provides a home to wildlife, including deer, foxes, squirrels, armadillos, and birds. So the environmental impact is considerable.

We are also concerned about the impact this proposed development would have on traffic. At the intersection of Milam and Windcrest is a 4-way stop with heavy traffic during the week. Emergency vehicles frequent this route to access the Methodist Hill Country Hospital. Fredericksburg High School and Middle School are also in the vicinity, impacting traffic at certain times of the day.

The community of Fredericksburg is faced with an uncertain future of the water supply for all homes and businesses. Further development will only exacerbate the strain on our water supply. The City Council has wisely paused other development projects. It makes no sense to approve this one.

As interested property owners, we PROTEST the requested CONDITIONAL USE PERMIT REQUEST represented by file number Z-2513.



Terri Patton & Gary Metcalf

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



REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Please See Attached

Terri Patton

Signature

7/1/2015

Date

REQUEST NO. Z-2513

As an interested property owner I (PROTEST) (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

I protest This proposed development.

I am in agreement with the reasons outlined in Charles and Susan Quindry's 469 Summit circle protest notes.

R.A. Rensch

Signature

June 19, 2025

Date

REQUEST NO. Z-2513

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

*We at 481 Summit Circle do not approve the Conditional Use Permit number Z-2513. We need to be able to spend our Senior years in peace not turmoil. We are sorry you think it necessary to approve this one. Our resources are being depleted. We have paid taxes and supported this County for many, many years. It would be nice for you to respect our request.
Jay & Shirley Rutledge*

Jay Rutledge
Shirley Rutledge &
Signature

6-17-25
Date

As an interested property owner, I (PROTEST) / (APPROVE) the requested CONDITIONAL USE PERMIT (CUP) REQUEST, represented by the above file number because:

Our townhome backs up to the property in review. We have
a 15-20 ft concrete retaining wall in the back. I am very
concerned about the stability of this wall being affected
by development. We recently had to have our home leveled
in the back, and don't want to have to do that again. This
developer did previous work on the property - dirt moved
around and clearing done without proper authorization
to do so. We want the trees behind our house to stay -
They provide privacy & act as a sound buffer from Hwy 16
Noise. Another development in Fbg is questionable because
of drought concerns as well.

Nelly Spenser
Signature

6/23/2025
Date

REQUEST NO. Z-2513

As interested property owners, we
PROTEST this permit # Z-2513

As an interested property owner, I (PROTEST) (APPROVE) the requested CONDITIONAL USE
PERMIT (CUP) REQUEST, represented by the above file number because:

1. Compromise of retaining wall protecting homes on Summit Circle
2. No Study or report from an independent engineer concerning the development of the site
3. Noise and exhaust pollution at our front door due to the development of this site
4. Traffic / Safety:
Milam is an emergency route to our hospital
emergency room
School buses use this route to / from school morning
and afternoon
5. Water supply
Our community is being faced with an uncertain future
to our water supply

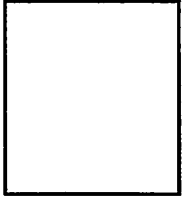
Signature

Joseph H. Hargis

Date

6/17/25

James Burton | General Manager | Hitchin' Post Steakhouse
105 S. Llano St. FBG. Tx, 78624
Cell: 210-865-7221
Restaurant: 830-992-3777



Jan Musgrove

From: Cliff Cross
Sent: Wednesday, August 6, 2025 3:10 PM
To: Jan Musgrove
Subject: FW: NuVista

Jan,

Please see the following support email for the NuVista CUP.

Thanks,
Cliff

Clifford Cross, AICP
Director of Development Services



126 W. Main Street
Fredericksburg, TX 78624
Office: (830) 997-7521 | Direct: (830) 990-2026 | ccross@fbgtx.org
City Mission: We're leading with integrity while providing the best customer services to our community.

Subject: NuVista

To Whom It May Concern,

I am writing to express my strong support for the conditional use permit for NuVista. As a local resident and current homeowner in Windcrest, I believe this development would bring many positive benefits to our community and the city of Fredericksburg.

Sincerely,
James Burton

Subject: Request Z-2424 - Keller Oaks

Date: July 1, 2025 at 9:24 PM CDT

To: scollier@fbgtx.org

Although we do not live on the border of the property subject to Request Z-2424, we do live on Summit Circle and have been residents of WindCrest Townhomes Association subdivision for 31 years. I also served a president of the Association from 1994 through 2022 and am thoroughly familiar with the history of the development and the condition of the structures and the grounds.

I realize there have been a number of negative comments regarding the proposed Keller Oaks development. The same was true of an earlier proposal a few years ago. Many of those objecting also complained over the years about the potential negative health effects originating from the cedar growth on the property.

The only concern which may have merit is that concerning the stability of the concrete retaining wall on the WindCrest/Keller property line. The potential effects of construction below the wall may be addressed by a review by a competent structural and geotechnical engineer. That would benefit both parties and should alleviate any concerns.

The appearance and quality of the construction proposed for Keller Oaks can only enhance the values of the WindCrest properties and the adjoining areas as well. We support the proposal and urge approval of the Request.

LARRY AND ISABEL WERTS

July 11, 2025

Dennis:

I sent this email to Ms. Collier on the 1st but couldn't include you as a recipient because I didn't have your email address. Don't know how much impression it made on P and Z but I hope mine wasn't the only "pro" comment.

Regards.

A handwritten signature in blue ink, appearing to be 'LW' or similar, with a long, sweeping tail extending downwards and to the right.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, July 2, 2025 4:20 PM
To: Dennis Kuzenberger
Subject: Fwd: Keller Crossing

Dennis,

Here is the email I sent to Shelby .

Let me know if need to do anything else.

Get [Outlook for iOS](#)

From: Brad Hardin <[REDACTED]>
Sent: Wednesday, July 2, 2025 2:13 PM
To: scollier@fbgtx.org <scollier@fbgtx.org>
Cc: [REDACTED]
Subject: Keller Crossing

This email is written in support of the Keller Crossing project being presented to Planning and Zoning. It is my understanding this is the same or similar project that was previously approved.

First United Bank has no financial interest in the project and its support is from the standpoint of an adjacent landowner.

Please do not hesitate to contact me if you have any questions.

Thank you,

Brad Hardin

[REDACTED]

ORDINANCE NO. 2 0 2 5 - 50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE" OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY GRANTING A CONDITIONAL USE PERMIT PERMITTING A CONDOMINIUM/TOWNHOME USE ON CERTAIN PROPERTY LOCATED AT 1032 MILAM STREET , FREDERICKSBURG, TEXAS; PROVIDING THAT THIS 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 "Condominium / Townhome Use" within a C1, Neighborhood Commercial zoning district; and

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

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

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

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

Section 1.

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

Section 2.

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

Applicant: NuVista Development, LLC

Property Owner: NuVista Development, LLC

Property Address: 1032 South Milam, Fredericksburg, TX 78624

Legal Description: Lot 1R-1 IN THE KELLER SUBDIVISION, A PLAT OF RECORD IN VOLUME 6, PAGE 88 OF THE GILLESPIE COUNTY PLAT OF RECORDS.

Zoning Change: The property shall remain located in the C1 Neighborhood Commercial zoning district, and a Conditional Use Permit for a "Condominium / Townhome Use" is hereby granted subject to the terms and conditions provided herein

Section 3.

The zoning districts, boundaries, and uses as herein established have been made in accordance with the comprehensive plan for the purposes of promoting health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood, and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, parks, and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

Section 8.

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

Section 9.

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

Section 10.

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

PASSED AND APPROVED on this the 2nd day of December, 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: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Request Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:

(Cliff Cross, Director of Development Services)

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2025-51 for the Land Use Change

v Take Action - Approve Ordinance 2025-52 for the Zoning Change

SUMMARY:

The applicant has submitted a Land Use and Zoning Change request for approximately .17 acres (7,405 sq. ft) of land located at 304 East Highway Street. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and a zoning change from R2, Mixed Residential to C2, Commercial.

BACKGROUND: The surrounding properties include M2, Medium Manufacturing to the South and C2, Commercial to the East. There is R2, Mixed Residential to the North and West.

The property is currently zoned R2, Mixed Residential and permits several uses by right and upon the issuance of a conditional use permit, some of the mixture and intensity of use types include the following:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities
Day Care Services
Condominiums (Section 7.610)
Convalescent Services
Cultural Services
Guidance Services

Private Secondary Educational Facilities

Religious Assembly

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

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

Administrative and Business Office

Agricultural Sales and Services

Arts and Crafts

Automotive Rentals

Automotive Repair Services

Automotive Sales

Automotive Washing

Building Maintenance Services

Business or Trade School

Business Support Services

Club or Lodge

Cocktail Lounge

Commercial Off-Street Parking

Communication Services

Construction Sales and Services

Consumer Convenience Services

Consumer Repair Services

Convalescent Services

Convenience Store/Self Serve Gas

Cultural Services

Custom Manufacturing

Day Care Services

Equipment Repair Services

Equipment Sales

Exterminating Services

Financial Services

Food Sales

Funeral Services

Group Residential

Single Family Residential (detached) if structure was not used as other than residential in its most recent use

General Retail Sales

Guidance Services

Hotel/Motel

Horticulture

Hospital Services (Limited)

Indoor Entertainment

Indoor Sports and Recreation

Kennels

Laundry Services

Liquor Sales

Local Utility Services

Maintenance and Service Facilities

Medical Offices

Mobile Food Establishments, but not in any right-of-way or public easement

Multiple Family Residential

Outdoor Entertainment

Outdoor Sports and Recreation

Pawn Shop Services

Personal Improvement Services

Personal Services

Pet Services

Private Primary Educational Facilities

Private Secondary Educational Facilities

Professional Offices

Religious Assembly

Research Services

Restaurant - Drive-In/Fast Food

Restaurant

Service Station

Veterinary Services

Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)

Corporate Housing (Chapter 20, Article VII)

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

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

[The 2024 Comprehensive Plan](#) identifies the subject property as a future Place Type of Mixed-Use Community / Corridor which is envisioned to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C, M3, MU1, MU2

Notice of Public Hearing Response: As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of November 18, 2025, no responses have been received.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Staff reviewed the request and the proposed application requesting the land use and zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Mixed-Use Community / Corridor place type. Per the "Intent And Character" section of the plan, "Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development".

Although the specific place type designation request is not specifically identified for this property, the trend of development and surrounding underlying zoning districts provide for the ability to establish higher density residential and commercial uses. Furthermore, the current Mixed-Use Community / Corridor Place Type identifies the Commercial (C2) zoning as an appropriate zoning classification. In addition, the current Mixed-Use Community / Corridor Place Type identifies additional appropriate underlying districts that would better fit the trend of

development throughout the general area. Staff did not recommend approval of the Land Use Change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) but recommended approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

The Planning and Zoning Commission recommended denial of the land use change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and recommended approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2521_Notification 304 E Highway MAP
2. 304 Zoning Map
3. 304 Land Use Map
4. 304 Place Type Map
5. Application Material For Packet_Redacted
6. Ordinance 2025-51 Land Use for 304 East Highway
7. Ordinance 2025-52 Zoning for 304 E Highway

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: November 21, 2025



Garret Bonn, Assistant City Manager

Date: November 24, 2025



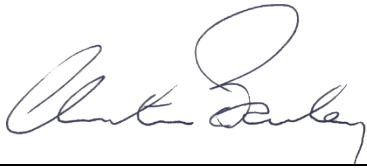
William McKamie, City Attorney

Date: November 24, 2025



Leticia Vacek, City Secretary

Date: November 24, 2025



Clinton Bailey, City Manager

Date: November 24, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Request Z-2521: By Dorothy Kay Zey Family Trust, Edward Zey, Trustee, to Consider the Following:

(Cliff Cross, Director of Development Services)

A. A Land Use Change from Medium Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) for 304 East Highway Street.

B. A Zoning Change from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2025-51 for the Land Use Change

v Take Action - Approve Ordinance 2025-52 for the Zoning Change

SUMMARY:

The applicant has submitted a Land Use and Zoning Change request for approximately .17 acres (7,405 sq. ft) of land located at 304 East Highway Street. The applicant is requesting a Land Use Change from Medium Density Residential (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and a zoning change from R2, Mixed Residential to C2, Commercial.

BACKGROUND: The surrounding properties include M2, Medium Manufacturing to the South and C2, Commercial to the East. There is R2, Mixed Residential to the North and West.

The property is currently zoned R2, Mixed Residential and permits several uses by right and upon the issuance of a conditional use permit, some of the mixture and intensity of use types include the following:

Community Recreation	Local Utility Service
Duplex Residential	Multiple Family Residential
Townhouses (Section 7.610)	
Group Residential	Single Family Residential (Detached)
Single Family Small Lot (Section 3.101 R-1-A)	

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Private Primary Educational Facilities
Day Care Services
Condominiums (Section 7.610)
Convalescent Services
Cultural Services
Guidance Services

Private Secondary Educational Facilities

Religious Assembly

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

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

Administrative and Business Office

Agricultural Sales and Services

Arts and Crafts

Automotive Rentals

Automotive Repair Services

Automotive Sales

Automotive Washing

Building Maintenance Services

Business or Trade School

Business Support Services

Club or Lodge

Cocktail Lounge

Commercial Off-Street Parking

Communication Services

Construction Sales and Services

Consumer Convenience Services

Consumer Repair Services

Convalescent Services

Convenience Store/Self Serve Gas

Cultural Services

Custom Manufacturing

Day Care Services

Equipment Repair Services

Equipment Sales

Exterminating Services

Financial Services

Food Sales

Funeral Services

Group Residential

Single Family Residential (detached) if structure was not used as other than residential in its most recent use

General Retail Sales

Guidance Services

Hotel/Motel

Horticulture

Hospital Services (Limited)

Indoor Entertainment

Indoor Sports and Recreation

Kennels

Laundry Services

Liquor Sales

Local Utility Services

Maintenance and Service Facilities

Medical Offices

Mobile Food Establishments, but not in any right-of-way or public easement

Multiple Family Residential

Outdoor Entertainment

Outdoor Sports and Recreation

Pawn Shop Services

Personal Improvement Services

Personal Services

Pet Services

Private Primary Educational Facilities

Private Secondary Educational Facilities

Professional Offices

Religious Assembly

Research Services

Restaurant - Drive-In/Fast Food

Restaurant

Service Station

Veterinary Services

Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)

Corporate Housing (Chapter 20, Article VII)

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

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

[The 2024 Comprehensive Plan](#) identifies the subject property as a future Place Type of Mixed-Use Community / Corridor which is envisioned to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C, M3, MU1, MU2

Notice of Public Hearing Response: As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of November 18, 2025, no responses have been received.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Staff reviewed the request and the proposed application requesting the land use and zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Mixed-Use Community / Corridor place type. Per the "Intent And Character" section of the plan, "Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development".

Although the specific place type designation request is not specifically identified for this property, the trend of development and surrounding underlying zoning districts provide for the ability to establish higher density residential and commercial uses. Furthermore, the current Mixed-Use Community / Corridor Place Type identifies the Commercial (C2) zoning as an appropriate zoning classification. In addition, the current Mixed-Use Community / Corridor Place Type identifies additional appropriate underlying districts that would better fit the trend of

development throughout the general area. Staff did not recommend approval of the Land Use Change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) but recommended approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

The Planning and Zoning Commission recommended denial of the land use change from Mixed-Density Residential District (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial Place Type) and recommended approval of the rezoning from Mixed Residential (R2) to Commercial (C2) for Property Located at 304 East Highway Street.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. Z-2521_Notification 304 E Highway MAP
2. 304 Zoning Map
3. 304 Land Use Map
4. 304 Place Type Map
5. Application Material For Packet_Redacted
6. Ordinance 2025-51 Land Use for 304 East Highway
7. Ordinance 2025-52 Zoning for 304 E Highway

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: November 21, 2025



Garret Bonn, Assistant City Manager

Date: November 24, 2025



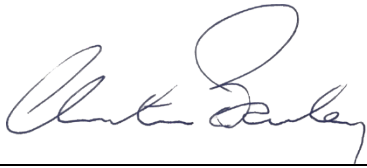
William McKamie, City Attorney

Date: November 24, 2025



Leticia Vacek, City Secretary

Date: November 24, 2025



Clinton Bailey, City Manager

Date: November 24, 2025

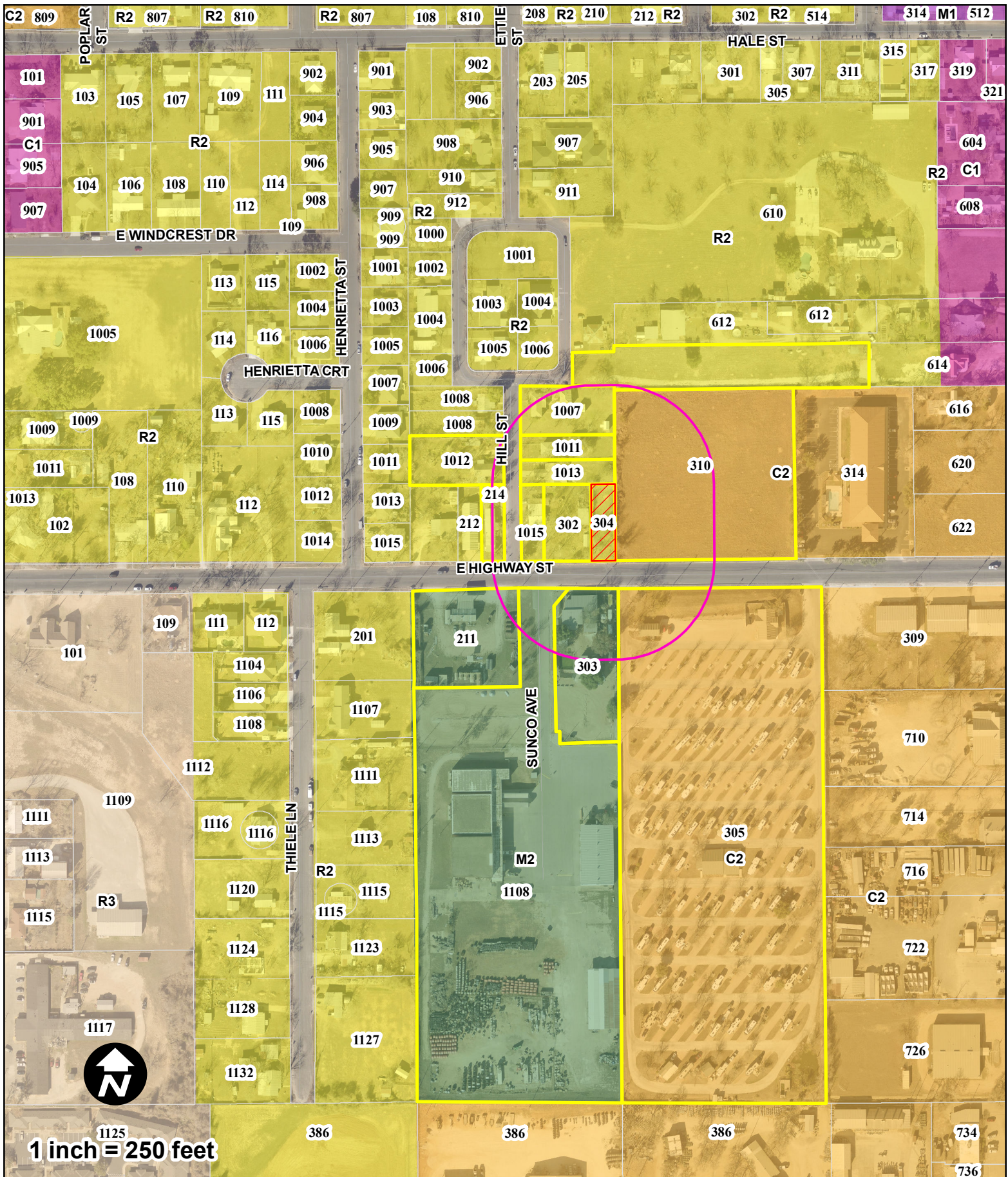
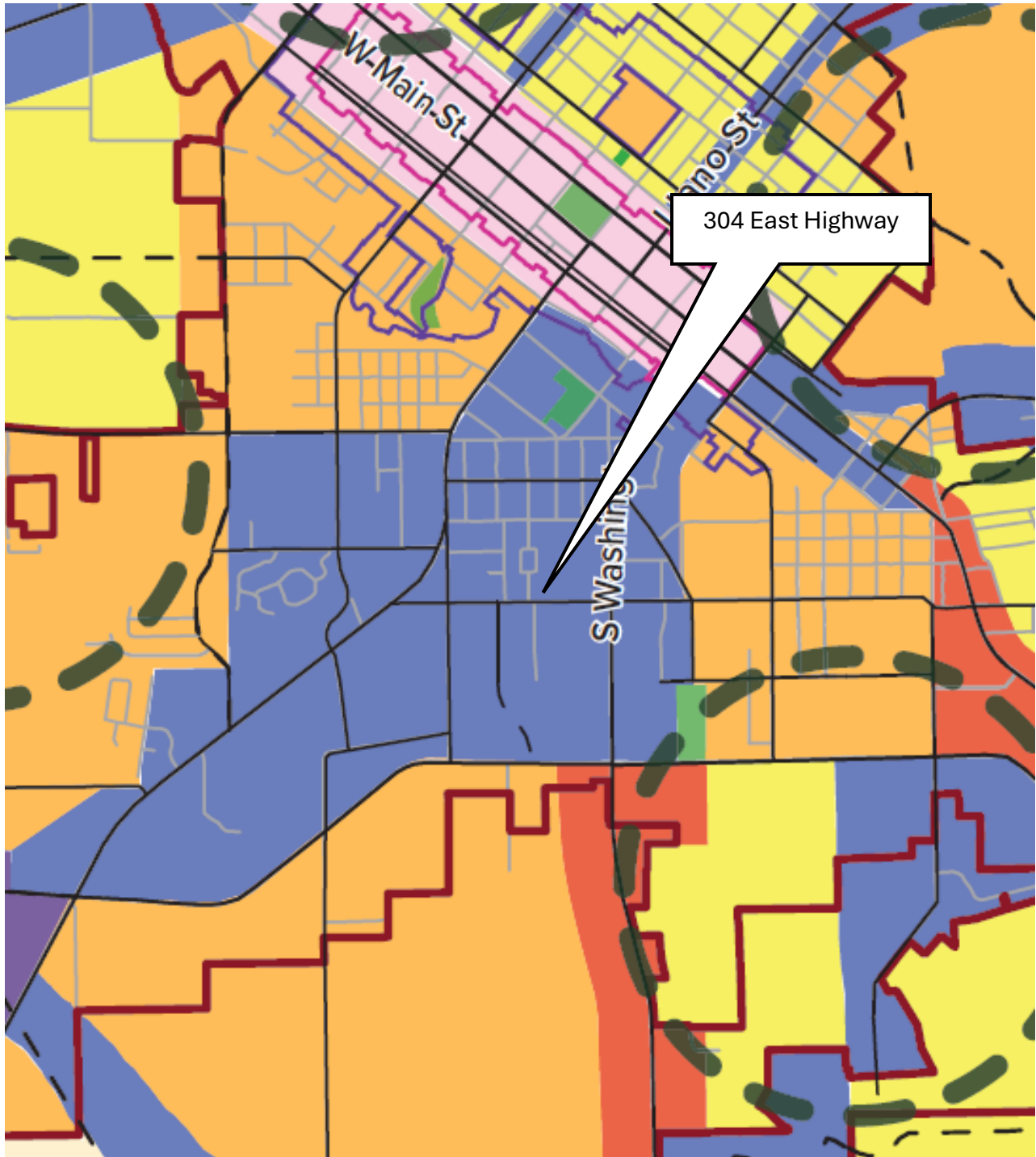


FIGURE 1
City of Fredericksburg
Z-2521 304 E Highway St

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







I am requesting a zoning change from R2 to C2 for the following reasons:

1. Does not meet minimum site development regulations for R2.
(Sec. 3.110. – R2 Mixed Residential)
R2 requirements: lot size = minimum lot area, 5000 Square Feet
lot width = minimum width, 50 Feet
*See attached survey.
2. Property does not lend itself to a practical or desirable residential development due to location and dimensions.
3. The lot is bordered by:
 - a) property ID27277 of 2.85 acres which is zoned C2 and is vacant;
 - b) property ID182184 of 0.9 acres which is zoned M2 and is currently Munch Park;
 - c) property ID15011 of 9.94 acres which is zoned M2 and is currently Fredericksburg RV Park;
 - d) property ID21857 of 7.98 acres which is zoned M2 and is currently Seitz Foods.
4. The lot has been listed for sale in the MLS, however, all inquiries have been seeking commercial use.
5. Property does appear to have good potential for appropriate development under C2 requirements.



This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

[Report Suspicious](#)





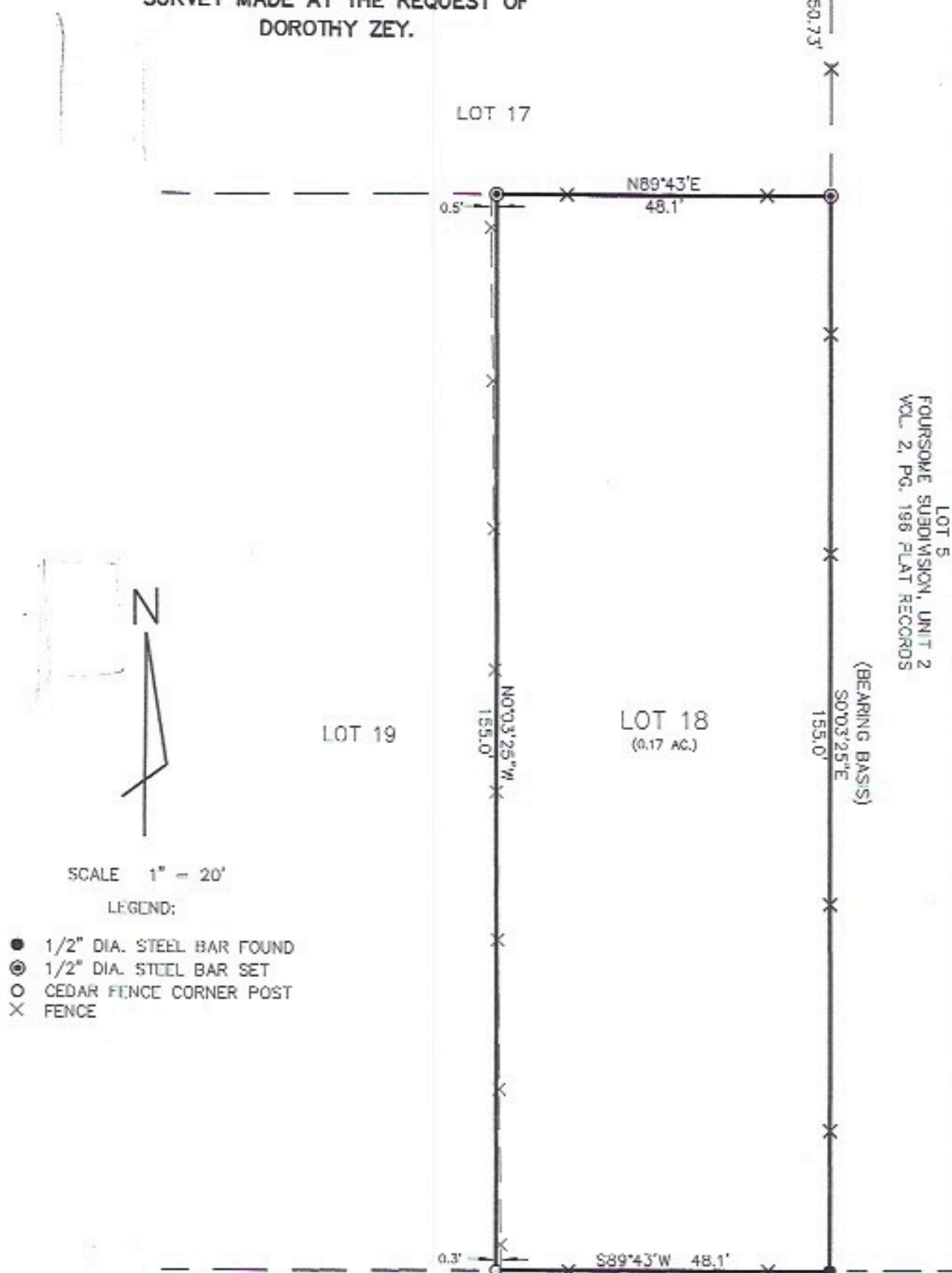




T-Mobile

This message was sent to you by a T-Mobile wireless phone.

SURVEY MAP SHOWING
 LOT NO. 18, LIVE OAK HILL ADDITION,
 SITUATED IN THE CITY OF FREDERICKSBURG,
 GILLESPIE COUNTY, TEXAS,
 PLAT FOUND OF RECORD IN VOLUME 1, PAGE 42
 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
 SURVEY MADE AT THE REQUEST OF
 DOROTHY ZEY.



304
 E. HIGHWAY STREET

Surveyed July 15, 2002

Carey Bonn
 Reg. Prof. Land Surveyor No. 4447

BONN SURVEYING
 503 Longhorn St.
 Fredericksburg, TX 78624
 Phone : 830-997-3854
 Fax : 830-997-0872

ORDINANCE NO. 2025 - 51

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 .17 ACRES LOCATED 304 EAST HIGHWAY STREET, FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR) (MIXED USE COMMUNITY / CORRIDOR PLACE TYPE) TO COMMERCIAL (C) (GENERAL COMMERCIAL 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 Medium Density Residential (MDR) (Mixed Use Community / Corridor Place Type) to Commercial (C) (General Commercial 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: Dorthy Kay Zey Family Trust, Edward Zey, Trustee

Owner: Dorthy Kay Zey Family Trust, Edward Zey, Trustee

Property Address: 304 East Highway Street

Legal Description:

LEGALLY DESCRIBED AS LOT NO. 18 LIVE OAK HILL ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND IN VOLUME 1, PAGE 42 OF THE PLAT OF RECORDS OF GILLESPIE COUNTY, TEXAS AND COMMONLY KNOWN AS 304 EAST HIGHWAY STREET, FREDERICKSBURG, TEXAS.

Land Use Change: The property shall change to Commercial

(General Commercial 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 2nd day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Mick McKamie, City Attorney

ORDINANCE NO. 2025 - 52

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 .17 ACRES LOCATED AT 304 EAST HIGHWAY STREET AND MORE FULLY DESCRIBED AS BEING LOT NO. 18 LIVE OAK HILL ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND IN VOLUME 1, PAGE 42 OF THE PLAT OF RECORDS OF GILLESPIE COUNTY, TEXAS AND COMMONLY KNOWN AS 304 EAST HIGHWAY STREET, FREDERICKSBURG, TEXAS; CHANGING SAID PROPERTY FROM MIXED RESIDENTIAL (R2) TO COMMERCIAL (C2); 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 lot REFERRED TO AND LEGALLY DESCRIBED AS LOT NO. 18 LIVE OAK HILL ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND IN VOLUME 1, PAGE 42, OF THE PLAT OF RECORDS OF GILLESPIE COUNTY TEXAS; to change the zoning district of said lot from MIXED RESIDENTIAL (R2) to COMMERCIAL (C2); 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 lot being described AS AND LEGALLY DESCRIBED AS LOT NO. 18 LIVE OAK HILL ADDITION, SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, PLAT FOUND IN VOLUME 1, PAGE 42, OF THE PLAT OF RECORDS OF GILLESPIE COUNTY TEXAS;, and as additionally described by the legal description attached hereto as Exhibit A, to be and is hereby zoned and designated COMMERCIAL (C2).

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 2ND day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the adoption of Ordinance 2025-46 approving budget amendments to the Fiscal Year 2025 City Budget beginning October 1, 2024, and ending September 30, 2025, providing for amended appropriations for each affected departmental account (Krista Wareham, Director of Finance)

- i. Presentation by staff
 - ii. Take action to adopt Ordinance 2025-46
-

SUMMARY:

Staff has completed our year-end financial review of the fiscal year 2025 budget versus actual results. Upon examination, we have determined there are several areas where amendments to the budget are necessary. The City Charter, Section 10.13, allows amending the City budget in the case of public necessity as determined and declared by the City Council. The amendments may be required due to changes in the original projection, omissions in our initial planning, or other unanticipated variables that have arisen during the second half of the year.

BACKGROUND:

The City's adopted budget serves as the financial plan for the fiscal year, allocating resources to support operations, programs, and capital projects. Periodic amendments are necessary to reflect updated revenue estimates, adjust expenditures, and reallocate funds to meet operational needs and Council priorities.

FUNDING SOURCE: Reference Exhibit A

FINANCIAL IMPACT:
Reference Exhibit A

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Ordinance 2025-46, amending the fiscal year 2025 budget as presented.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

1. Ordinance 2025-46 Budget Amendments
2. Exhibit A-Year end budget amendments

APPROVAL/REVIEW:

David Kellam, Senior City Accountant

Date: November 18, 2025



Krista Wareham, Director of Finance

Date: November 21, 2025



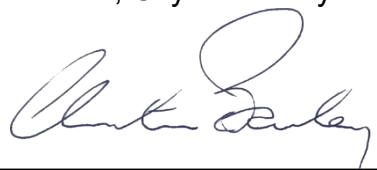
William McKamie, City Attorney

Date: November 21, 2025



Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025

ORDINANCE 2025-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ADOPTING AND APPROVING AMENDMENTS TO THE CITY BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND MAKING AMENDED APPROPRIATIONS FOR EACH AFFECTED DEPARTMENT AND ACCOUNT.

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

Section 1. In accordance with Section 10.13 of the City Charter, the City Manager has prepared proposed budget amendments to the previously approved City of Fredericksburg, Texas ("City") budget for the fiscal year 2024-2025, said proposed budget amendments being set forth in Exhibit "A", which is attached hereto and incorporated herein by reference. The City Council finds that the proposed budget amendments are a public necessity to ensure continued municipal government operations, and the budget amendments set forth in Exhibit "A" are hereby approved and adopted for municipal purposes. City resources and revenues are hereby appropriated for City departments and account expenditures as detailed in the budget amendments in Exhibit "A".

Section 2. Severability or Invalidity. If any provision of this ordinance or the application hereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without defeating the purpose or objective of the provisions, and to this end, the provisions of this ordinance are declared to be severable.

Section 3. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Effective Date. This ordinance shall be effective on and after the date of passage and publication when required by law.

PASSED AND APPROVED on this 2nd day of December, 2025.

Jeryl Hoover, Mayor

Attest:

Leticia Vacek, TRMC, CMC, MMC
City Secretary

Approved as to Form:

Mick McKamie
City Attorney

G/L Account	Description	2025 Adopted Budget	Requested Amendment	2025 Revised Budget	Notes
Administration Expenditures					
01-20-5161-00	City Hall-East Campus Construction	\$ 150,000.00	\$ 374,000.00	\$ 524,000.00	Construction contract awarded at April 15, 2025 Regular City Council Meeting (Garret Bonn)
01-20-5163-00	City Hall-East Campus Furniture	\$ -	\$ 4,959.90	\$ 4,959.90	Furniture contract awarded at April 15, 2025 Regular City Council Meeting (Garret Bonn)
01-20-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 24,544.15	\$ 24,544.15	Audio Visual contract awarded at June 17, 2025 Regular City Council Meeting (Aaron Anderegg)
01-20-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 3,237.00	\$ 3,237.00	KeyScan contract awarded at June 17, 2025 Regular City Council Meeting (Aaron Anderegg)
01-20-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 11,246.29	\$ 11,246.29	Network/Cameras contract awarded at June 17, 2025 Regular City Council Meeting (Aaron Anderegg)
Administration Expenditures		\$ 150,000.00	\$ 417,987.34	\$ 567,987.34	
Police Dept Expenditures					
01-22-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 5,364.84	\$ 5,364.84	
01-22-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 708.00	\$ 708.00	
01-22-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 2,458.20	\$ 2,458.20	
Police Dept Expenditures		\$ -	\$ 8,531.04	\$ 8,531.04	
Fire Department Expenditures					
01-23-4222-00	Crabapple Fire	\$ -	\$ 5,263.64	\$ 5,263.64	
01-23-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 6,821.01	\$ 6,821.01	
01-23-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 900.00	\$ 900.00	
01-23-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 3,125.43	\$ 3,125.43	
Fire Department Expenditures		\$ -	\$ 16,110.08	\$ 16,110.08	
Street Expenditures					
01-24-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 4,042.80	\$ 4,042.80	
01-24-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 533.13	\$ 533.13	
01-24-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 1,852.43	\$ 1,852.43	
Street Expenditures		\$ -	\$ 6,428.36	\$ 6,428.36	
Parks Expenditures					
01-25-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 9,771.67	\$ 9,771.67	
01-25-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 1,288.61	\$ 1,288.61	
01-25-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 4,477.44	\$ 4,477.44	
Parks Expenditures		\$ -	\$ 15,537.72	\$ 15,537.72	
Dev Serv Expenditures					
01-27-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 47,344.72	\$ 47,344.72	
01-27-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 6,243.45	\$ 6,243.45	
01-27-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 21,693.65	\$ 21,693.65	
Dev Serv Expenditures		\$ -	\$ 75,281.82	\$ 75,281.82	
Engineering Expenditures					
01-30-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 5,575.60	\$ 5,575.60	
01-30-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 736.00	\$ 736.00	
01-30-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 2,554.80	\$ 2,554.80	
Engineering Expenditures		\$ -	\$ 8,866.40	\$ 8,866.40	
General Fund Revenue Total		\$ -	\$ -	\$ -	
General Fund Expenditure Total		\$ 150,000.00	\$ 548,742.76	\$ 698,742.76	
General Fund Net Amount		\$ (150,000.00)	\$ (548,742.76)	\$ (698,742.76)	
Electric Expenditures					
02-21-4240-00	Power Purchases	\$ 7,471,673.00	\$ 163,500.00	\$ 7,635,173.00	Maint & Ops over budget - amending line item to bring overall electric budget in line with actual expenses
02-21-5163-00	City Hall-East Campus Furniture	\$ -	\$ 1,469.60	\$ 1,469.60	
02-21-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 38,320.29	\$ 38,320.29	
02-21-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 5,053.38	\$ 5,053.38	
02-21-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 17,558.60	\$ 17,558.60	
Electric Expenditures		\$ 7,471,673.00	\$ 225,901.87	\$ 7,697,574.87	
Electric Fund Revenue Total		\$ -	\$ -	\$ -	
Electric Fund Expenditure Total		\$ 7,471,673.00	\$ 225,901.87	\$ 7,697,574.87	
Electric Fund Net Amount		\$ (7,471,673.00)	\$ (225,901.87)	\$ (7,697,574.87)	
Water & Wastewater Expenditures					
03-21-5161-00	City Hall-East Campus Construction	\$ -	\$ 293,310.00	\$ 293,310.00	
03-21-5163-00	City Hall-East Campus Furniture	\$ -	\$ 1,561.45	\$ 1,561.45	
03-21-5651-00	City Hall-East Campus Audio/Visual	\$ -	\$ 38,320.39	\$ 38,320.39	
03-21-5652-00	City Hall-East Campus KeyScan	\$ -	\$ 5,054.00	\$ 5,054.00	
03-21-5653-00	City Hall-East Campus Network/Cameras	\$ -	\$ 17,558.60	\$ 17,558.60	
Water & Wastewater Expenditures		\$ -	\$ 355,804.44	\$ 355,804.44	
Water & Wastewater Fund Revenue Total		\$ -	\$ -	\$ -	

Water & Wastewater Fund Expenditure Total		\$	-	\$	355,804.44	\$	355,804.44	
Water & Wastewater Fund Net Amount		\$	-	\$	(355,804.44)	\$	(355,804.44)	
Golf Course Expenditures								
04-41-5700-00	Point to Point Link project (Golf)	\$	-	\$	34,198.34	\$	34,198.34	Alpha Omega Wireless PO issued in April, 2025 (Aaron Anderegg)
Golf Course Expenditures		\$	-	\$	34,198.34	\$	34,198.34	
Golf Course Fund Revenue Total		\$	-	\$	-	\$	-	
Golf Course Fund Expenditure Total		\$	-	\$	34,198.34	\$	34,198.34	
Golf Course Fund Net Amount		\$	-	\$	(34,198.34)	\$	(34,198.34)	
Sanitation Fund Expenditures								
05-21-5163-00	City Hall-East Campus Furniture	\$	-	\$	1,194.05	\$	1,194.05	
05-21-5562-00	Construction Mgmt Services-Cells 12 and 13	\$	-	\$	41,300.00	\$	41,300.00	Construction Management services awarded at May 20, 2025 Regular City Council meeting (Kris Kneese)
05-21-5563-00	Cells 12 and 13 Construction	\$	-	\$	546,093.00	\$	546,093.00	Construction contract awarded at May 20, 2025 Regular City Council meeting (Kris Kneese)
05-21-5651-00	City Hall-East Campus Audio/Visual	\$	-	\$	11,496.09	\$	11,496.09	
05-21-5652-00	City Hall-East Campus KeyScan	\$	-	\$	1,513.00	\$	1,513.00	
05-21-5653-00	City Hall-East Campus Network/Cameras	\$	-	\$	5,267.58	\$	5,267.58	
Sanitation Fund Expenditures		\$	-	\$	606,863.72	\$	606,863.72	
Sanitation Fund Revenue Total		\$	-	\$	-	\$	-	
Sanitation Fund Expenditure Total		\$	-	\$	606,863.72	\$	606,863.72	
Sanitation Fund Net Amount		\$	-	\$	(606,863.72)	\$	(606,863.72)	
EMS Fund Revenues								
06-00-4200-00	STRAC (Southwest Texas Regional Advisor Council) Grant	\$	-	\$	7,204.02	\$	7,204.02	Grant awarded for EMS education
EMS Fund Revenues		\$	-	\$	7,204.02	\$	7,204.02	
EMS Fund Revenue Total		\$	-	\$	7,204.02	\$	7,204.02	
EMS Fund Expenditure Total		\$	-	\$	-	\$	-	
EMS Fund Net Amount		\$	-	\$	7,204.02	\$	7,204.02	
All Funds Revenue Total		\$	-	\$	7,204.02	\$	7,204.02	
All Funds Expenditure Total		\$	7,621,673.00	\$	1,771,511.13	\$	9,393,184.13	
All Funds Net Amount		\$	(7,621,673.00)	\$	(1,764,307.11)	\$	(9,385,980.11)	



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Police Department
TO: Mayor & City Council Members
FROM: Brian Vorauer, Police Chief
MEETING DATE: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2025-30 for a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant through the Office of the Governor. (Brian Vorauer, Chief of Police)

SUMMARY:

The Fredericksburg Police Department is seeking an opportunity to purchase ballistic door panels for patrol vehicles through a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant from the Office of the Governor.

BACKGROUND:

The Fredericksburg Police Department seeks grant funding to equip 20 Chevrolet Tahoe patrol vehicles with NIJ Level IIIA ballistic door panels. This upgrade will significantly enhance officer safety during high-risk operations, dangerous traffic stops, and routine patrols, aligning with statewide efforts to reduce line-of-duty injuries and fatalities.

One underlying challenge the Fredericksburg Police Department faces is the increasing complexity and danger of responding to high-risk situations in a rapidly growing demographic area. Potential dangerous scenarios include domestic violence, shots fired, active shooter incidents, and hostage situations to list a few. Officers are placed in immediate danger when responding to these events, requiring additional protective measures coupled with advanced officer tactics to minimize injury or death.

FUNDING SOURCE: Office of the Governor

FINANCIAL IMPACT:

The City of Fredericksburg will not experience a financial impact due to this grant opportunity. No cash match is required for this grant.

STAFF RECOMMENDATION:

Staff recommends the approval of Resolution 2025-XX to pursue the FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant through the Office of the Governor.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Resolution Bullet-Resistant Components for Law Enforcement Vehicles Grant

APPROVAL/REVIEW:

Brian Vorauer, Police Chief

Date: October 31, 2025



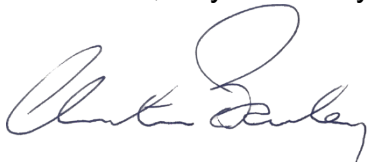
William McKamie, City Attorney

Date: November 21, 2025



Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025

RESOLUTION 2025-XX

WHEREAS, The City of Fredericksburg finds it in the best interest of the citizens of Fredericksburg, Texas, that the Bullet-Resistant Components for Law Enforcement Vehicles grant be operated for the 2026 fiscal year; and

WHEREAS, The City of Fredericksburg agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Bullet-Resistant Components for Law Enforcement Vehicles grant application; and

WHEREAS, The City of Fredericksburg agrees that in the event of loss or misuse of the Governor funds, the City of Fredericksburg assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Fredericksburg designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Fredericksburg approves submission of the grant application for the Fredericksburg Police Department Bullet-Resistant Components for Law Enforcement Vehicles grant to the Office of the Governor.

Passed and Approved this 2nd day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, City Secretary

Grant Number: 5644201



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider the approval of Resolution 2025-31 casting votes for the Gillespie Central Appraisal District Board of Directors for the 2026-2027 Term. (Leticia Vacek, City Secretary) (This item will be considered after the Executive Session)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

ATTACHMENTS:

1. Resolution 2025-31 GCADB with Exhibit A

APPROVAL/REVIEW:

Date: November 21, 2025

Leticia Vacek, City Secretary



Date: November 21, 2025

William McKamie, City Attorney



Date: November 21, 2025

Clinton Bailey, City Manager

RESOLUTION 2025-31

**A RESOLUTION CASTING 409 VOTES FOR THE GILLESPIE
CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR A
TWO-YEAR TERM BEGINNING JANUARY 1, 2026**

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

WHEREAS, the City of Fredericksburg is a participating political subdivision within Gillespie County; and

WHEREAS, the City of Fredericksburg, having been advised by the Chief Appraiser of Gillespie Central Appraisal District is entitled to cast 409 votes collectively or separately for ballot listed nominee(s) for the Board of Directors for the Gillespie Central Appraisal District.

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

The City Council of the City of Fredericksburg, Texas, hereby casts its votes for nominees on the Board of Directors of the Gillespie Central Appraisal District, as set forth on the 2026-2027 Board of Directors Ballot of Eligible Nominees attached hereto as Exhibit A, for a term of two-years beginning on January 1, 2026.

PASSED AND APPROVED on this the 2nd day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Leticia Vacek, TRMC/CMC/MMC
City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

Exhibit A

There are five candidates to fill the five positions on the board of directors. You may cast all of your votes for one candidate or distribute them among candidates for any number of directorships.

Place the number of votes you are casting for each candidate in the box below their name.

Please complete and return a resolution of your vote and the ballot to Gillespie CAD before December 15, 2025.

Gillespie Central Appraisal District						
2026-2027 Board of Directors Ballot of Eligible Candidates						
Voting Entity	Total Votes	Todd Bierschwale	Pete Ganis	James McAfee	Graham Pearson	Jill Tabor
City of Fredericksburg	409					
Signature: _____ Title: _____ Date: _____						



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Hollmig Lane Update - City Manager Bailey

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

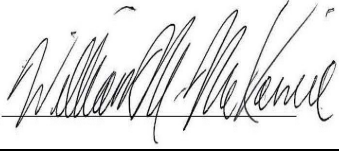
ATTACHMENTS:

None

APPROVAL/REVIEW:

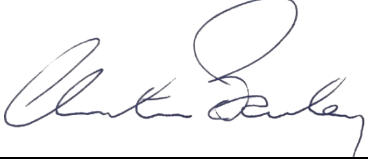
Leticia Vacek, City Secretary

Date: November 21, 2025



William McKamie, City Attorney

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items List with the City 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

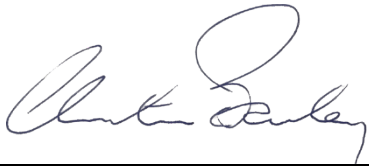
ATTACHMENTS:

1. Future Agenda Items List 12-2-2025

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: November 24, 2025



Clinton Bailey, City Manager

Date: November 24, 2025

City Council Future Agenda Items/Meetings

Dec. 9 th	Joint Council Meeting with CVB Board (9am)	Clinton Bailey, City Manager
Dec. 9 th	Special City Council Meeting - kickoff of Strategic Plan (10am)	Clinton Bailey, City Manager

Future Agenda Items

Dec 16th Dept.	Amendments to Health Fee Ordinance	Kelli Olfers, Director Health
Dec 16th	Health Board Appointment	“
Dec. 16th	Hollmig Lane Item (ROW, Annexation, Landuse, Zoning)	Cliff Cross, Dvlpmt Serv Director
Dec. 16th	Consider Ordinance on Leaf & Brush Pick-Up Fee	Kris Kneese, Dir of PW/Utilities
Dec. 16th	Food & Wine Festival Update/Request	Jim Mikula, Chamber CEO
Jan. 6th	Consider Repealing Ordinance on Horse Drawn Carriages	Leticia Vacek, City Secretary
Jan. 6th Vorauer	Consider Ordinance Amendments-Solicitor's Permits/Animal Control Fees	Police Chief
Jan. 20th	2026 Award of HOT Funding	Krista Wareham, Finance Dir

Upcoming Meetings/Events

Dec. 9th	Joint Council Meeting with CVB Board – 9am @ City Hall East Campus
Dec. 9th	Special Council Meeting – Strategic Plan Kick-off – 10am @ City Hall East Campus
Dec. 10th	Coffee with the City Manager - 8am @ 341 Golfers Loop, Golf Clubhouse
Dec. 16th	Regular City Council Meeting – 9am @ City Hall East Campus
Jan. 13th	Special Council Meeting on HOT Funding Applications - 5:30pm @ City Hall East Campus



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Discussion of Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072. (Mick McKamie, City Attorney)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

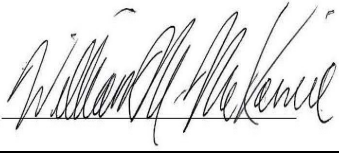
ATTACHMENTS:

None

APPROVAL/REVIEW:

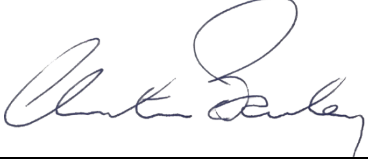
Leticia Vacek, City Secretary

Date: November 21, 2025



William McKamie, City Attorney

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 24, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: December 2, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consideration and Approval of the City of Fredericksburg City Council casting its authorized 409 Votes for the Gillespie Central Appraisal District Board of Directors pursuant to Texas Government Code 551.074. (Leticia Vacek, City Secretary)

SUMMARY:

The Resolution authorizes the City Council to Cast 409 Votes allocated for the Gillespie Central Appraisal District Board of Directors. The Ballot shall be returned to the Chief Appraiser no later than December 14, 2025.

BACKGROUND:

The City of Fredericksburg City Council submitted nominees to be included on the ballot on October 7, 2025 via Resolution 2025-26.

FUNDING SOURCE: Not applicable

FINANCIAL IMPACT:
Not Applicable

STAFF RECOMMENDATION:

Staff recommends the allocation of the authorized 409 Votes.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: November 21, 2025

Leticia Vacek, City Secretary



Date: November 21, 2025

William McKamie, City Attorney



Date: November 21, 2025

Clinton Bailey, City Manager



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 2, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consultation with City Attorney — Pursuant to Texas Government Code Section 551.071, to seek legal advice from the City Attorney regarding the City's authority and available remedies to address dangerous conditions, public nuisances and serious code enforcement violations, including property located in the vicinity of E. Austin and N. Washington Streets. (Mick McKamie, City Attorney)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

None

APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: November 18, 2025

Garret Bonn, Assistant City Manager

Date: November 18, 2025



William McKamie, City Attorney

Date: November 18, 2025



Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: December 2, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update - Pursuant to Texas Government Code Section 551.071 (Mick McKamie - City Attorney)

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: November 17, 2025



Garret Bonn, Assistant City Manager

Date: November 17, 2025



William McKamie, City Attorney

Date: November 17, 2025



Leticia Vacek, City Secretary

Date: November 21, 2025



Clinton Bailey, City Manager

Date: November 21, 2025