



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, December 16, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember

Tony Klein, Councilmember
Todd Eidson, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, December 16, 2025, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

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

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

- i. Complete the Comment 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 - Ernesto Illingsworth, Pastor at Seventh Day Adventist Church will deliver the Invocation.**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges.**
4. **COUNCIL COMMENTS**
5. **CONSENT**

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

 - A. Consider approval of City Council Minutes for the Regular Meeting of December 2, 2025. (Leticia Vacek, City Secretary)
 - B. Approval of Vickie Bonewitz's appointment to the Gillespie County/City Health Board. (Kelli Olfers, Director of Health).
6. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
 - A. Consideration and adoption of Ordinance 2025-53 adopting the proposed Health Department Fees. (Kelli Olfers, Director of Health)
 - B. Consider adoption of Ordinance 2025-54 approving new fees for Leaf and Brush Collection services
 - C. Consider Ordinance 2025-37 for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Cliff Cross, Director of Development Services)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-37 for the Annexation
 - D. **Request Z-2515:** By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Director Development Services)
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on Land Use Change - Approve Ordinance 2025-38 for the Land Use Change
 - v Take Action on Zoning Change - Approve Ordinance 2025-39 for the Zoning Change

- E. Consider Ordinance 2025- 40 Annexing a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Cliff Cross, Director of Development Services)
 - i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-40 for the ROW Annexation

7. OTHER ACTION ITEMS AND UPDATES

- A. Annual Report on 2025 Fredericksburg Food & Wine Festival and Consider approving a Request for Funding for the 2026 Food & Wine Festival. (Jim Mikula, Fredericksburg Chamber of Commerce)

8. CITY MANAGER'S REPORT

- A. Report on the Potential Impacts of Battery Energy Storage Systems (BESS) on City Emergency Services. (Lynn Bizzell, Fire Chief).

9. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey will review the Future Agenda 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, 551.073, and 551.074.

- A. 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. (Attorney-Client Privilege)
- B. Consider and discuss Real Estate in the vicinity of US 290E and Heritage Hills Drive pursuant to Texas Government Code Section 551.072. (Real Estate)
- C. Legal Matters Update pursuant to Texas Government Code Section 551.071. (Attorney-Client Privilege)
- D. Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill vacancies on the Zoning Board of Adjustment pursuant to Texas Government Code Section 551.074. (Personnel)
- E. Consider and Discuss the position of City Attorney for appointment, reappointment, or reassignment pursuant to Texas Government Code, Section 551.074 (Personnel).

11. ADJOURN

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this Agenda at 4:15 pm on December 10, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, December 2, 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

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Maria Garcia, Asst. City Attorney
Krista Wareham, Finance Director
Cliff Cross, Development Services Director
Kris Kneese, Public Works/Utilities Director
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Braxton Roemer, Lieutenant Special Services
Derek Seelig, Lieutenant Patrol Division
Brandon Gold, Assistant IT Director
Laurie Cassidy, Deputy City Secretary
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist
Tyler Hooper, Asst. Finance Director

1. **CALL TO ORDER**

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

2. **INVOCATION**

George Studor delivered the Invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

- A. Introduction of Tyler Hooper, Assistant Finance Director. (Krista Wareham, Finance Director)

Krista Wareham introduced Tyler Hooper the new Assistant Finance Director. Tyler shared his 15 years of municipal experience and stated he will work closely with Krista to improve efficiency and support staff.

- B. Introduction of Ashley Morris, Emergency Management Coordinator. (Lynn Bizzell, Fire Chief)

Chief Bizzell introduced Ashley Morris the new Emergency Management Coordinator. Ashley shared her experience in disaster management with the focus on weather-related preparedness and hazard mitigation.

- 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)

Kris Kneese introduced Christian Hinkley and Chuck Collier, both from the Public Works Department. Christian Hinkley, with the Stormwater Vegetation Management Division shared his Capstone Project was a work order management system through iWorQ Systems. This system improves operational efficiency, data organization and inter departmental communications. Chuck Collier, Forman Assistant Superintendent, Electric Division, reported his project was a mini derrick and backyard machine. This small track machine can fit through a 3-foot gate to keep the crew safer and off the hooks as much as possible and reduce the city's liability.

Shane Purvis, Sergeant with the Police Department, shared his Capstone Project covered the safety and education of vape products for parents and students. Whitney Long, Animal Control Supervisor, reported that her project was on microchipping pets. Her goal is to have more pets reclaimed and back home with their family.

- D. Recognition of Fredericksburg Citizen University Class of 2025. (Leticia Vacek, City Secretary)

Leticia Vacek introduced the 19 Graduates of the 2025 Citizen University Class as Mayor Hoover and Clinton Bailey presented them with their certificate of completion.

5. COUNCIL COMMENTS

Councilmember Eidson reported that the CVB Board will be meeting later today to discuss the search process for the new CVB CEO. He also mentioned the final score of the UT vs. Texas A&M game, 27-17.

Councilmember Klein reported that the Gillespie County Commissioners voted to participate in the lawsuit against the Battery Energy Storage Systems (BESS). He shared that on the Thanksgiving Holiday he and his family visited Marktplatz and expressed that staff did a great job with the lights. He added that it's amazingly beautiful and all must go visit if you haven't done so yet.

Mayor Pro-Tem Kirchner reported the Ice Skating at Marktplatz is now open until early January and the funds benefit Heritage School. She reported on attending the Veterans Day Program at the Reenactment Zone noting it was incredibly touching. On November 14th, she attended One Water Hill Country Conference in Wimberley. That evening she attended the Casino Night Fundraiser for the Police Department Foundation Fund. On November 15th, she attended the Party in the Park benefiting the Fredericksburg Parks Foundation. She also shared that the third Thursday of the month is Locals Night, it's a fun time and the next one is scheduled for December 17th from 4-7 pm. She attended the EDC meeting on November 21st and the Gillespie County Historical Society Home Tour and the Wild Game Dinner on November 22nd. She also reported that she attended the Willow City Volunteer Fire Department West Station open house on November 23rd. Lastly, she said the Councilmembers are preparing for the annual Employee Appreciation Breakfast to be held December 3rd and she thanked all the sponsors-The Pharmacy, Clear River, Arrowhead Bank, and Mayor Hoover for their donations.

Councilmember Watson reported that the Council held a Special Meeting on November 18th and he also attended the Airport Advisory Board Meeting. He reported the Santa Fly In will be on December 20th from 1:00 to 3:00 pm. He added the Hanger occupancy is at 100% with 48 on the wait list. November 19th, he attended Coffee with the City Manager and on November 21st he attended the EDC meeting where it was reported that the real estate market in October was the best that it has been in a number of years.

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)

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

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)

P.V. McMinn, applicant, spoke and presented a revised plan for 21 Townhomes and requested approval.

Cliff Cross gave a recap stating during the public hearing on November 5, 2025 the applicant requested to amend the proposed CUP to only apply it to Lot 1 (R-1) and focus on the development of the 21 townhomes only. In further consideration of this request, the Planning & Zoning Commission recommended denial of the application as presented.

Mayor Hoover declared the public hearing open.

Marlene Pylate, resident of the Windcrest Townhomes stated the purpose of the Planning and Zoning Commission (P&Z) is to do the background work and research on conditional use permit requests before they come before City Council for consideration. She added that P&Z has denied this request three times. The residents are concerned about the safety considerations that have not been addressed, specifically regarding emergency vehicles in the cul-de-sac and a buffer/barrier between the adjoining properties.

Mayor Hoover declared the public hearing closed.

The Council discussed safety issues with the cul-de-sac, one way in and out and the 21' buffer zone condition, 7 am to 7 pm work permit, and tree preservation.

Councilmember Watson made a motion to approve Ordinance 2025-50 for a conditional use permit as presented with the conditions that were listed previously and the requirement for sidewalks. Mayor Pro-Tem Kirchner seconded the motion.

Mayor Hoover added that a super majority is required due to P&Z denial. City Secretary Vacek took a roll call vote:

AYE: Mayor Hoover, Councilmembers Watson and Eidson

NAY: Mayor Pro-Tem Kirchner and Councilmember Klein

ABSENT: None

The motion to approve failed due to the lack of a Super Majority.

Mayor Hoover called a 5-minute break.

- 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

Edward Zey introduced himself and requested a land use and zoning change.

Cliff Cross provided an overview of the land use change from Medium Density Residential District (Mixed Use Community / Corridor Place Type) to Commercial (General Commercial Place Type) for 304 East Highway Street. As part of this process, a zoning change from R2, Mixed Residential to C2, Commercial has also been requested. 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 the Property.

Mayor Hoover declared the Public Hearing open and asked if anyone present would like to comment on said item. There were no comments. Mayor Hoover declared the Public Hearing closed at 10:21 am.

Councilmember Eidson moved to deny Ordinance 2025-51 for the land use change at 304 East Highway Street. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to approve Ordinance 2025-52 for the zoning change from R2 to C2 for property located at 304 East Highway Street. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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

Krista Wareham reported that the staff has completed the year-end financial review of the fiscal year 2025 budget versus the actual. Upon examination, they have determined there are several areas where amendments to the budget are necessary. These amendments are required due to changes in the original projection that have arisen related to expenses for the new City Hall and Sanitation Fund.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2025-46 Budget Amendments to Fiscal Year 2025. Councilmember Klein seconded the motion. The motion carried unanimously.

- 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)

Chief Vorauer reported that the Police Department is seeking an opportunity to purchase ballistic door panels for 20 patrol vehicles through a FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant from the Office of the Governor. This is a non-matching grant. He added that this upgrade would significantly enhance officer safety.

Councilmember Klein moved to approve Resolution 2025-30 for a FY2026 Grant for Bullet-Resistant Components for Law Enforcement Vehicles. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- 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)

It was announced that said item would be discussed in Executive Session.

8. CITY MANAGER'S REPORT

- A. Hollmig Lane Update

City Manager Bailey reported the meeting with the residents and developer of Sonoma 1 and Sonoma 2 has been moved to this Thursday to discuss traffic impacts. At the next regular Council Meeting on December 16th, the approval of the right of way annexation, land use, and zoning for Sonoma 2 will be brought back for Council consideration. At this time, we are trying to gather as much information from the developer team and from residents in terms of impacts to property downstream, specifically on the drainage side. He added the short-term solution would be the immediate downstream impact of the development to two adjacent properties. The long-term planning would include working with the County staff to complete a stormwater management study which could cost a quarter of million dollars.

9. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey reviewed the Future Agenda Items List with the City Council highlighting the December 9th Special Council Meeting at 10:00 am and Joint Meeting with the CVB Board and staff beginning at 9:00 am the same day.

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 (GCAD) 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)

Mayor Hoover announced the Council would recess into Executive Session at 10:46 am. Due to Mick McKamie's absence, Items C and D were not discussed and will be moved to a future meeting.

Mayor Hoover reconvened the Executive Session at 11:08 am and announced that action was in order on Item 7E. The following action was taken.

7E. Mayor Pro-Tem Kirchner moved to approve Resolution 2025-31 casting votes for GCAD Board of Directors, allocating 205 votes for Jill Tabor and 204 votes for Graham Pearson. Councilmember Klein seconded the motion. The motion carried unanimously.

11. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 11:09 am.

Jeryl Hoover, Mayor

Attest:

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Health Department
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: December 16, 2025

CATEGORY: CONSENT

CAPTION: Approval of Vickie Bonewitz's appointment to the Gillespie County/City Health Board.
(Kelli Olfers, Director of Health).

SUMMARY:

Request approval of the appointment of Vickie Bonewitz to the Gillespie County/City Health Board.

BACKGROUND:

The appointment of Vickie Bonewitz to the Gillespie County/City Health Board has been approved by the County Commissioners.

FUNDING SOURCE: Not Applicable

FINANCIAL IMPACT:
Not Applicable

STAFF RECOMMENDATION:

Staff recommends approval of the appointment of Vickie Bonewitz to the Health Board.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Item 5B CC 12-16-25

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: December 08, 2025



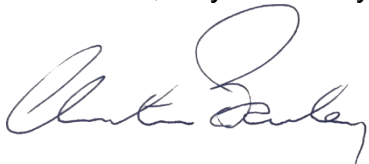
William McKamie, City Attorney

Date: December 08, 2025



Leticia Vacek, City Secretary

Date: December 09, 2025



Clinton Bailey, City Manager

Date: December 09, 2025



Board & Commission Application

NOTE: All information on this application is public information pursuant to the provisions of the Texas Public Information Act.

Step 1: Complete both pages of this application indicating your top board choices.

Step 2: Submit the completed application and a resume to **one** of the following:

EMAIL: lvacek@fbgtx.org | (830) 997-7521

MAIL: City Secretary
126 W. Main Street
Fredericksburg, Texas 78624

Name: VICKIE L. BONEWITZ

Residential Address: 1203 Knapp School Rd.
Fredericksburg Tx 78624

Telephone: _____ **Cell Phone #:** _____

Email: _____

Do you live inside the City Limits? NO

Are you a registered to vote in City Elections? NO

Occupational Information: Retired Chef / caterer

Please indicate, in order of preference Boards on which you would like to serve:

Co. Public Health Board

Signature: Vickie L. Bonewitz **Date:** 10.30.25

Applications will be kept on file for 1 year from the signature date.

City of Fredericksburg Boards and Commissions Requirements

If you are interested in serving on a Board or Commission with requirements, please check those requirements that pertain to you and submit this form along with your application.

1. Board of Adjustments

No special requirements.

2. Economic Development Commission

No special requirements.

3. Fredericksburg Convention and Visitor Bureau

No special requirements.

4. Gillespie County Public Health Board

☒ Resident of Gillespie County or have worked in Gillespie County for at least one year prior to selection.

5. Historic Review Board

- ☐ A resident of the City who is qualified to vote in the City elections.
- ☐ A resident of Gillespie County, Texas, who owns real property located within the City's historic district or which is designated a historic landmark, and who is qualified to vote in Gillespie County elections.
- ☐ Gillespie County Historical Society or Gillespie County Historical Commission member.
- ☐ Reside in or own a historical landmark, or reside in or own property within the historic district.
- ☐ License, degree, or professional experience in the field of architecture, architectural history, history, historic preservation or historic restoration.

6. Market Square Redevelopment Commission

☐ County resident

7. Planning and Zoning Commission

- ☐ City resident
- ☐ Taxpayer
- ☐ Qualified voter of the City

Additional Requirements:

In addition to participating in monthly meetings, members will complete training annually on open meetings and ethics.

Prior to meetings, members should prepare by reviewing the agenda packet, visiting affected properties if needed, and researching the project or ordinance. This will take approximately 1 to 2 hours per month.



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Health Department
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: December 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consideration and adoption of Ordinance 2025-53 adopting the proposed Health Department Fees. (Kelli Olfers, Director of Health)

SUMMARY:

SB 1008 (which was signed into law on May 19, 2025) standardizes food service permitting and fee structures across the state. The legislation caps local permitting fees and fee structures with DSHS regulations.

The following bullets points outline the specifics of the new law and propose changes by GCHD to meet this new regulations:

*Limits local government food service permits and fees to maximum of what DSHS requires. DSHS does not have an "Institutional" permit. GCHD will no longer be able to offer this as a category of permits.

*Schools operated on a for-profit basis by a private contractor will be permitted as a "school establishment" – propose \$250 (state is \$258).

*A school cafeteria that is run by an ISD and requires 2 inspections per year can apply for an inspection. Propose an "Request for Inspection" fee of \$100 per inspection (state is \$150).

*Non-profit entities do not require a permit. They must still pay for and pass inspections to operate. Propose an "Request for Inspection" fee of \$100 per inspection.

*Daycares will no longer be required to obtain a food service permit. Daycares, under HHSC guidelines, must pay for an Environmental Health Inspection to open and operate annually. Food service operations will be looked at under this inspection. *Propose \$100 per environmental health inspection for childcare facilities and foster care services.

*Plan review fees and expedite fees are allowed and will stay the same.

*Mobile permit fees will stay the same and will be discontinued in July 2026 per HB 2844.

*HACCP Plan Review fee is allowed and will stay the same.

*Temporary Health Permits will remain the same.

*Fixed Establishment Permits will remain the same but will now include some establishments (total of 3) that were previously under an "institutional permit".

*Was approved by Gillespie County Commissioners Court on November 25, 2025.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 2025-53.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Ordinance 2025-53 (Health Dept Fees)

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: December 05, 2025



Kelli Olfers, GC Health Director

Date: December 08, 2025



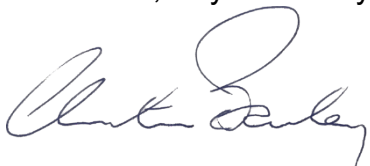
William McKamie, City Attorney

Date: December 08, 2025



Leticia Vacek, City Secretary

Date: December 09, 2025



Clinton Bailey, City Manager

Date: December 09, 2025

ORDINANCE 2025-53

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 25.100, "PERMITS ISSUED BY THE HEALTH DEPARTMENT," ARTICLE 25.000, "HEALTH DEPARTMENT FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS, BY AMENDING THE FEE SCHEDULE FOR FOOD ESTABLISHMENT INSPECTIONS, PLAN REVIEW, AND PERMITS ISSUED BY THE CITY; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg 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 Gillespie County Health Division serves as the regulatory authority for food establishment inspections, plan review, and permits issued pursuant to City regulations; and

WHEREAS, the City Council finds it necessary to amend the fees from time to time in accordance with the Gillespie County Health Division fee schedule for food establishment inspections, plan review, and permits issued by the City; 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 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 25.100, "Permits issued by the Health Department," of Article 25.000, "Health Department Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas (the "Code"), is hereby amended to read as follows:

"Sec. 25.100. – [Permits issued by the Health Department.]

The following fees shall be paid for permits issued by the Health Department: See Exhibit A

Section 3. Cumulative. 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. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED on the 16th day of December 2025.

Jeryl Hoover, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A" (Ordinance 2025-53)

A. Institutional Food Service Establishment	\$150 per year
B. Fixed Retail Food Establishments	
1. Tier 1 (1—5 employees)	\$385.00 per year
2. Tier 2 (6—19 employees)	\$450.00 per year
3. Tier 3 (20+ employees)	\$500.00 per year
Reinspection Fee	\$150.00
Retail Late Fee January 10 th	\$100.00
Permit application fee (includes plan review) - all Fixed Retail Food Establishments	
1. Tier 1 (1—5 employees)	\$100.00 per year
2. Tier 2 (6—19 employees)	\$200.00 per year
3. Tier 3 (20+ employees)	\$300.00 per year
C. Mobile Food Establishments	\$250.00 per year
D. Temporary Food Service Establishment	
1. Temporary Food Service Establishments (One-Time Event) Per booth, per event. Good for 14 days when application is made on or before the tenth (10 th) day before the event	\$50.00 per event
2. Temporary food service establishments, one-year permit running from January 1 to December 31, with no proration when application is made after the tenth (10 th) day before the event per year	\$200.00 per year
3. Farmer's Market	\$100.00 per year
4. Late Fee (Within 10 days prior to the event)	\$20.00
F. Expedited Fee (Within 3 days of the event).	\$50.00 per event
G. HAACP Plan Review fee - review of Hazard Analysis Critical Control Point ("HAACP") plan, when necessary for specialized processing methods - this fee is in addition to all other fees set forth in Sec. 25.100.	\$100.00
H. Schools & Childcare	
1. School Food Establishment (Operated on a for-profit basis by a private contractor)	\$250.00
2. Request for Inspection Fee (Independent School District cafeterias & nonprofit organizations)	\$100.00
3. Childcare Environmental Inspection Fee	\$100.00
4. Foster and Adoption Environmental Inspection Fee	\$50.00
5. Duplication of Permit	\$10.00



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Public Works and Utilities

TO: Mayor & City Council Members

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

MEETING DATE: December 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider adoption of Ordinance 2025-54 approving new fees for Leaf and Brush Collection services. (Kris Kneese, Director of Public Works/Utilities)

SUMMARY:

Consider amendments to city ordinance adopting fees for leaf and brush collection services.

BACKGROUND:

During the FY 2026 budget discussion, City Council directed staff to determine the cost associated with leaf and brush collection. On November 18, 2025, City Staff presented the program details and expenses to City Council during the Special City Council meeting. Below is a summary of the presentation and findings.

Brush collection is a year-round operation with weekly pick-up for city residential solid waste customers. There are approximately 5,900 residential solid waste customers. The annual labor and equipment cost for the brush collection service is around \$562,000 or around \$7.93 per customer per month.

The leaf collection operation occurs twice a year; typically 2 to 3 months in the fall and around 1 month in the spring. The annual labor and equipment cost for the leaf collection service is around \$176,000 or around \$2.50 per customer per month.

The attached amendment to the Solid Waste Ordinance charges \$10 per month per residential solid waste customer for leaf and brush collection services.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:

\$531,000 is included in FY 2026 general fund revenue for leaf and brush collection.

STAFF RECOMMENDATION:

Consider amendments to city ordinances adopting monthly fees for leaf and brush collection.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Leaf and Brush Collection

APPROVAL/REVIEW:



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

Date: December 08, 2025



Garret Bonn, Assistant City Manager

Date: December 09, 2025



William McKamie, City Attorney

Date: December 09, 2025



Leticia Vacek, City Secretary

Date: December 09, 2025



Clinton Bailey, City Manager

Date: December 09, 2025

ORDINANCE 2025-52

AN ORDINANCE OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF FREDERICKSBURG, TEXAS, ENTITLED 'SOLID WASTE,' BY AMENDING ARTICLE I, SECTION 32-6 (BULK GARBAGE CONTAINER REQUIREMENT) TO REVISE TIMING FOR CONTAINER REMOVAL FOLLOWING COLLECTION; BY AMENDING ARTICLE I, SECTION 32-9 (BRUSH CHIPPING, LEAF COLLECTION, BULK WASTE PICK-UP, DROP-OFF AND SPECIAL YARD-WASTE REMOVAL SERVICES) TO ADD BULK WASTE PICK-UP SERVICES AND ESTABLISH A MONTHLY RESIDENTIAL FEE FOR LEAF AND BRUSH COLLECTION SERVICES; BY AMENDING APPENDIX A (FEE SCHEDULE) TO ADD A MONTHLY RESIDENTIAL FEE FOR LEAF AND BRUSH COLLECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR COMPLIANCE WITH THE OPEN MEETINGS ACT.

WHEREAS, the City Council of the City of Fredericksburg, Texas (the 'City') has the authority to regulate solid waste collection services within the City pursuant to Chapter 363 of the Texas Health and Safety Code and the City's home rule charter; and

WHEREAS, the City Council desires to amend Chapter 32 of the Code of Ordinances to clarify timing requirements for the removal of bulk garbage containers following collection; and

WHEREAS, the City Council desires to establish a new bulk waste pick-up service to provide additional options for residential solid waste customers; and

WHEREAS, the City Council finds that it is necessary and appropriate to establish a monthly residential fee for leaf and brush collection services to support the costs of providing such services; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the health, safety, and welfare of the citizens of the City of Fredericksburg.

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

SECTION 1. FINDINGS INCORPORATED

The findings set forth above are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT TO SECTION 32-6

Chapter 32, Article I, Section 32-6 (Bulk garbage container requirement) of the Code of Ordinances of the City of Fredericksburg, Texas, is hereby amended by amending subsection (k) to read as follows:

(k)Each bulk garbage container that is placed on the street curb or edge of the street pavement for garbage collection shall be placed there no later than 7:00 a.m. the morning of collection and shall be removed from the curbside by noon the following day of the collection.

SECTION 3. AMENDMENT TO SECTION 32-9

Chapter 32, Article I, Section 32-9 (Brush chipping, leaf collection, drop-off and special yard-waste removal services) of the Code of Ordinances of the City of Fredericksburg, Texas, is hereby amended in its entirety to read as follows:

Sec. 32-9. Brush chipping, leaf collection, bulk waste pick-up, drop-off and special yard-waste removal services.

(a)General Requirements. The following requirements apply to brush chipping, leaf collection, bulk waste pick-up, drop-off and special plant and tree pick-up services (the 'services') provided by the City of Fredericksburg:

1.The City will collect the material specified for each service below. Any material placed for collection which does not meet any of the specifications of this Section 32-9 will be considered non-compliant.

2.Brush chipping, leaf collection, bulk waste pick-up, drop-off and special yard-waste removal services shall not be used by, and are not available to any person who, or entity which, is not a residential garbage customer of the City of Fredericksburg in good standing. The following residential uses are also excluded: Apartments and bed and breakfast locations with more than two units.

3.No material generated at a location other than the residence from which it is collected shall be placed in any place or pile for pick up or disposal or be dropped off.

4.No material generated by a hired, commercial, or contracted person or service shall be placed in any place or pile for pick up or disposal or dropped off.

5.No thorny limbs, cacti, posts, boards, lumber, other building materials or their fragments or other foreign material shall be placed in any place or pile for pick up or disposal or dropped off.

6.All persons and entities utilizing the services must:

A. Place only non-contaminated, non-comingled material in the place specified on or adjacent to his or her property (or the property managed, rented or occupied by him or her) only.

B. Avoid the parking of vehicles near the piles, and

C.Avoid overhead obstructions, utility facilities, fences and other personal property, trees or other vegetation.

D.Place no bags in or near the collection piles or on the collection site.

E. Place no items in an alley except as may be allowable for the City's regular garbage disposal service.

7.The term Director means the City of Fredericksburg's Director of Public Works and Utilities or his or her designee.

8.Non-compliant vegetative materials may be collected at the discretion of the Director, however, the garbage collection utility customer in front of or adjacent to the premises of which the materials are placed will be charged a collection fee as set forth in Appendix A.

(b)Brush chipping. The following additional requirements apply to the brush chipping service:

1.The City will collect tree branches, woody vines, shrubs and other herbaceous and woody plants less than eight feet in length and less than eight inches in diameter. All limbs greater than one inch in diameter must be cut off from the main branch. No vines, shrubs with root systems, stumps or roots shall be placed in a chipping pile or place.

2.Brush for chipping shall be placed on the property of the garbage utility customer from which the material is generated adjacent to the curb or alley of the City's in a pile no larger than four feet high by eight feet wide, stacked reasonably untangled with cut ends toward the street or alley.

3.Brush will normally be collected on the regular trash collection day for the respective customers. However, compliant piles will be allowed to remain until picked up.

(c)Leaf pick up. The following additional requirements apply to the leaf pick-up service:

1.The City will collect leaves which shall not contain rocks, brush, limbs, sticks or grass clippings.

2.Leaves for pick-up shall be placed adjacent to the property of the garbage utility customer from which the leaves are generated in the street or alley of the City's approximately 12 inches from the curb (or edge of alley) in a pile no longer than the width of the lot from which the leaves were generated.

3.The Director shall post times designated for leaf collection, as well as the earliest date leaves may be placed for collection, on the City's official website. Other advertising may occur, however, the official dates are those that appear on the City's official website.

4.Leaves which are placed for collection other than during the times designated by the Director, or which remain more than ten days after the times designated by the Director for collection shall be considered non-compliant.

(d)Drop-off. The following additional requirements apply to the yard waste drop-off service:

1.The City will permit the dumping of leaves and grass clippings which shall not contain rocks, brush, limbs or sticks.

2.Leaves and grass clippings may be deposited for no additional charge any time of the day or night at the location designated by the City's Director on the City's official website. Other advertising may occur, however, the official location is that which appears on the City's official website.

3.Notwithstanding Section 32-9(a)2., any resident of the City of Fredericksburg or Gillespie County may utilize the drop-off service, however the other provisions of said Section 32-9(a) will still apply to this service.

(e)Special plant and tree pick-up service. The following additional requirements apply to the special plant and tree pick-up service:

1.Plant and tree material pick-up is available by prior arrangement with the City's Public Works Department for trees, limbs, brush, leaves or grass clippings during times of non-collection or which do not meet the specifications of the services described above (such as stumps, roots and the like).

2.Such service shall be at the City's discretion as to time and ability of workforce and machinery to manage the particular request. No material shall be placed for collection without prior consent and arrangement with the City's Public Works Department.

3.The cost for such service is set forth in Appendix A of this Code of Ordinances.

(f)Bulk waste pick-up service. The following additional requirements apply to the bulk waste pick-up service:

1.The Director shall post designated times and types of bulk materials allowed for bulk waste pick-up, as well as the earliest date bulk waste may be placed for collection, on the City's official website. Other advertising may occur, however, the official dates and types of bulk waste material are those that appear on the City's official website.

2.Bulk waste shall be placed on the property of the garbage utility customer from which the material is generated adjacent to the curb in a pile no more than 4 feet from face of curb. Material shall be stacked reasonably and in a safe manner.

3.Such service shall be at the City's discretion as to time and ability of workforce and machinery to handle. No material shall be placed for collection without prior consent and arrangement with the City's Public Works Department.

4.The cost for such service is set forth in Appendix A of this Code of Ordinances.

(g)Enforcement.

1.No person shall violate the terms of this Section and enforcement may be taken against any person who violates the terms of this section.

2. Additionally, failure to comply with the terms of this Section shall be deemed to be a public nuisance.

3. Any materials placed out for collection shall be presumed to belong to and be the responsibility of the utility customer, owner, manager, tenant or occupant of any dwelling, building or premises in front of which, or adjacent to which, the materials are placed.

4. The penalties set forth in the General Provisions of this Code of Ordinances apply to any violation of this Article.

5. In addition to any other remedy, the Director may, but is not required to:

A. Place a door-hanger on the property where the violation occurs, which gives the utility customer, owner, manager, tenant or occupant of the property a deadline for compliance.

B. If there is no compliance by the deadline, the Director may have the City remove the debris, pile or other material or violation and charge the utility customer or property owner for the cost of such removal in accordance with the fees set forth in Appendix A. Such charge will be added to the garbage collection fee.

C. Any person may appeal to the imposition of a fee to the Director, who may waive or adjust the fee in cases of hardship. Any appeal must be presented to the Director no later than 30 days following the day the monthly billing which includes the charge is sent to the customer. The appeal must be in writing and must clearly state the reasons for the appeal and hardship. The Director will rule on the appeal within 30 days following receipt of the written appeal, and will notify the appellant of his or her decision. The Director may require reasonable proof of any facts in making his or her decision. Such charge will not be considered delinquent until it is not paid within the billing cycle following the Director's determination.

SECTION 4. AMENDMENT TO APPENDIX A - FEE SCHEDULE

Appendix A (Fee Schedule) of the Code of Ordinances of the City of Fredericksburg, Texas, Article 14.000, Garbage and Trash Fees, is hereby amended by adding the following fee:

Leaf and Brush Collection Service Fee

Monthly residential fee per solid waste account: \$10.00.

SECTION 5. SEVERABILITY

If any section, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional, void, invalid, or unenforceable, such holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 6. SAVINGS CLAUSE

All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

SECTION 7. PENALTY

Any person, firm, or corporation violating any provision of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be fined a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day such violation continues shall constitute a separate offense.

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and approval; provided, however, that the monthly residential fee for Leaf and Brush Collection Service established by Section 4 of this Ordinance shall become effective and shall be charged beginning January 1, 2026.

PASSED AND APPROVED on this _____ day of December 2026.

CITY OF FREDERICKSBURG, TEXAS

Jeryl Hoover, Mayor

Leticia 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 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025-37 for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Cliff Cross, Director of Development Services)

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-37 for the Annexation
-

SUMMARY:

The subject property requesting annexation is approximately 39 acres located on the west side of Hollmig Lane a little over a quarter mile south of the Hollmig Lane and Friendship Lane intersection. The proposed annexation is requested for the purpose of developing a single family subdivision. The conceptual land plan for the property proposes 135 lots. The plan is attached to this memorandum. This project would be considered the continuation of the Sonoma Oaks Subdivision that is currently under construction to develop 52 lots.

BACKGROUND:

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

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

Road improvements for Hollmig Lane will also be addressed in the development agreement. The developer agrees to improve the west side of Hollmig Lane to the City's collector standard. Additionally, staff recommends that the

east side be improved to the City's ETJ standard. This will provide 2 feet of additional pavement width above the County's rural road standard. In the updated development agreement provided March 28th, 2025 the developer agreed to make the improvements but included language that the City would reimburse 50% of the construction cost for the reconstruction of the existing roadway. Staff does not recommend approval. The current Sonoma Oaks subdivision is widening the frontage of Hollmig Lane along it's frontage. The east side of Hollmig is in varying condition and tying in the new pavement creates a disparity in driving surfaces on either side of the center line. By improving the west side to the collector standard and the east side to the ETJ standard, the project would address this issue. Once again this is to address concerns created by the proposed development and staff recommends all costs be addressed by the development.

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

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

FUNDING SOURCE: Impact fees for lift station improvements.

FINANCIAL IMPACT:

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

STAFF RECOMMENDATION:

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

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

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Z-2515_Sonoma South Annex Petition (3)
2. Z-2515_Sonoma South_Survey_Legal Description (2)
3. EXHIBIT D TIA from P-2502-Dev Ag Sonoma Oaks 2 combined 2-18-25 (1)
4. Draft Development Agreement For CC Packet_Redacted
5. Sonoma Oaks 2 Draft Conceptual Land Use Plan (1)
6. Annexation Ordinance Parcels Sanoma 2 Dec 16

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: December 09, 2025



Garret Bonn, Assistant City Manager

Date: December 10, 2025



William McKamie, City Attorney

Date: December 10, 2025



Leticia Vacek, City Secretary

Date: December 10, 2025



Clinton Bailey, City Manager

Date: December 10, 2025

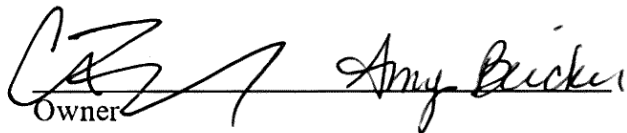
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

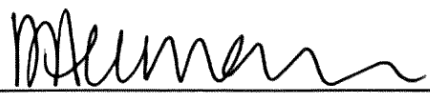
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex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

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


Owner

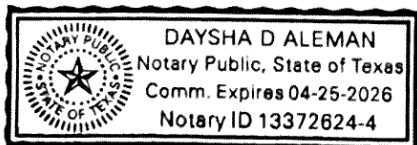
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

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


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

My Commission Expires:

04/25/26





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

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

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

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

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

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

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

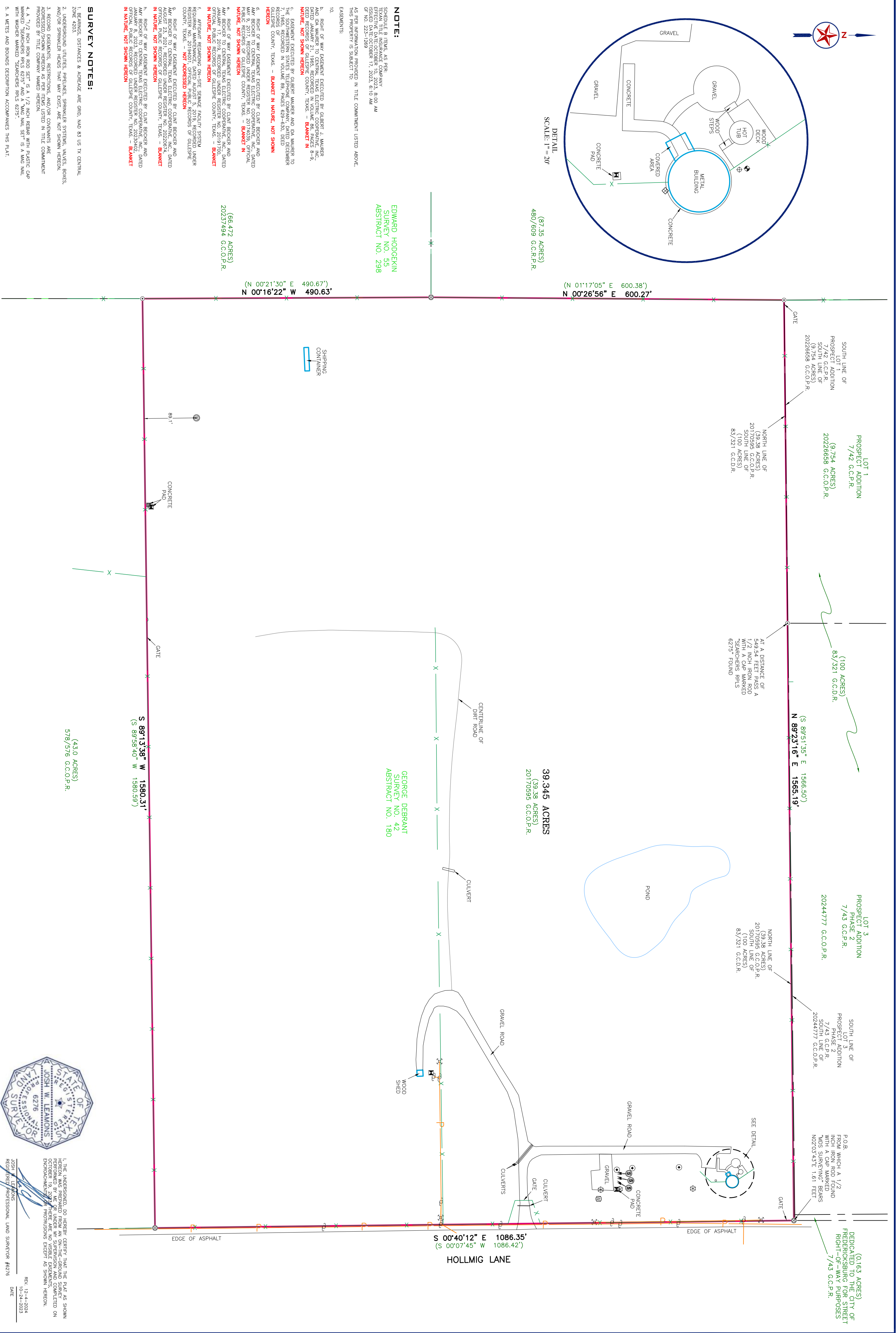
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



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





Traffic Impact Study - **DRAFT**

Sonoma Oaks Development

Fredericksburg, Texas

HORDT: 183007 | February 17, 2025



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

Traffic Impact Study

Sonoma Oaks Development
Fredericksburg, Texas

SEH No. HORDT 183007

February 17, 2025

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

Binebeb Tefefe, PE (CO,TX), PTOE

Date: February 18, 2025

License No.: _____

Reviewed By: Chad Jorgenson, PE, PTOE

Date: 02/17/2025

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



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Traffic Impact Study

Sonoma Oaks Development

1 Background

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

2 Data Collection & Existing Conditions

2.1 Existing Conditions

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

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



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	Intersection ID
	Previously Approved Developments
	Development Site



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

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

Project Location

Sonoma Oaks Traffic Impact Study
Fredericksburg, TX

Figure
1

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2.2 Traffic Counts Data

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

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

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

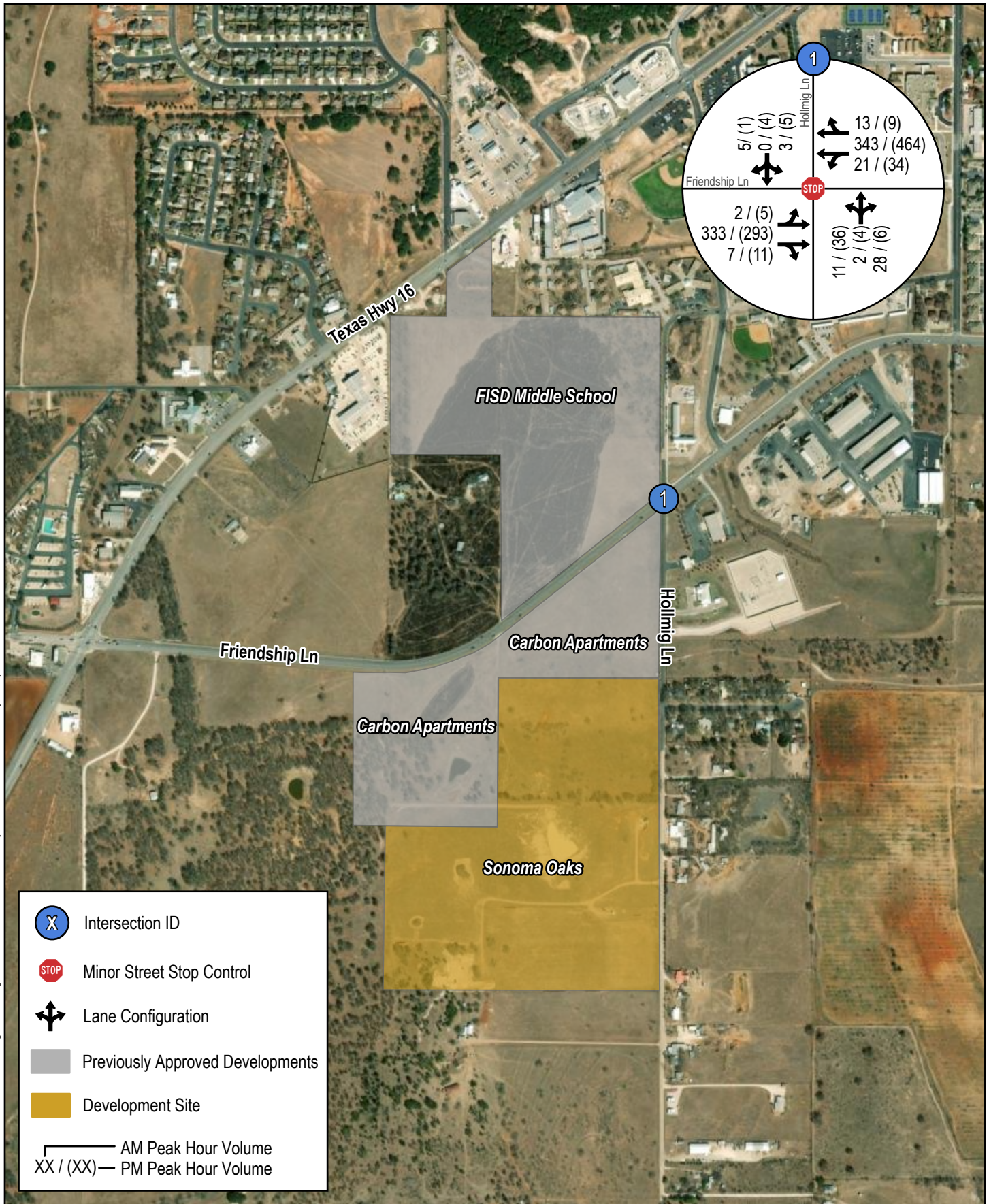
2.3 Surrounding Development Trips

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

Table 1 – Surrounding Developments Trip Generation

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

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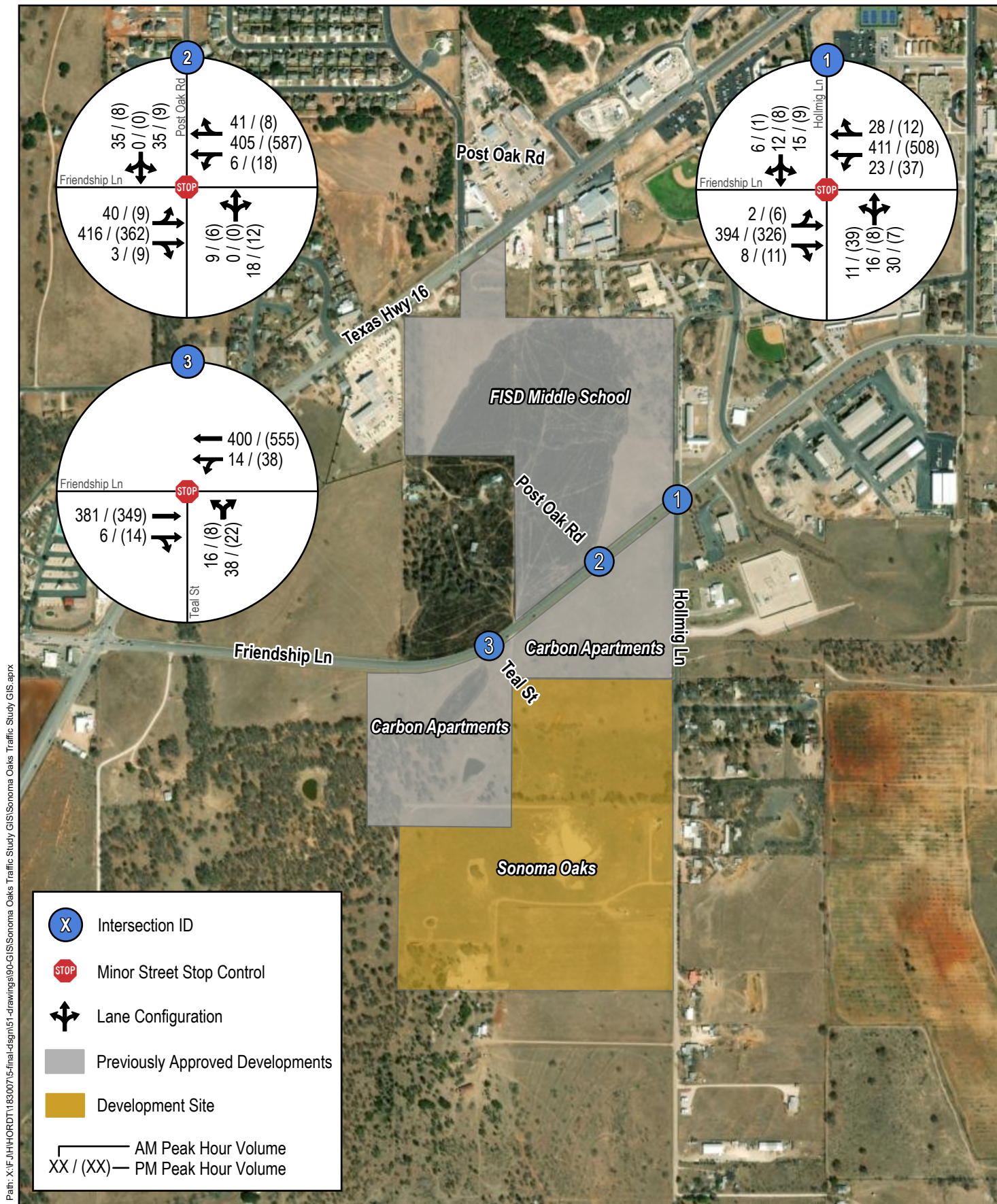
Project: HORDT 183007
Print Date: 2/14/2025

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

Existing Year (2025) Volumes

Sonoma Oaks Traffic Impact Study
Fredericksburg, TX

Figure
2



Path: X:\F\JHHORDT1183007\5-final-dsgn\51-drawings\90-GIS\Sonoma Oaks Traffic Study GIS.aprx

Intersection ID

Minor Street Stop Control

Lane Configuration

Previously Approved Developments

Development Site

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

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3 Trip Generation and Distribution

3.1 Trip Generation

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

Table 2 – Development Site Trip Generation

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

3.2 Trip Distribution

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

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

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

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



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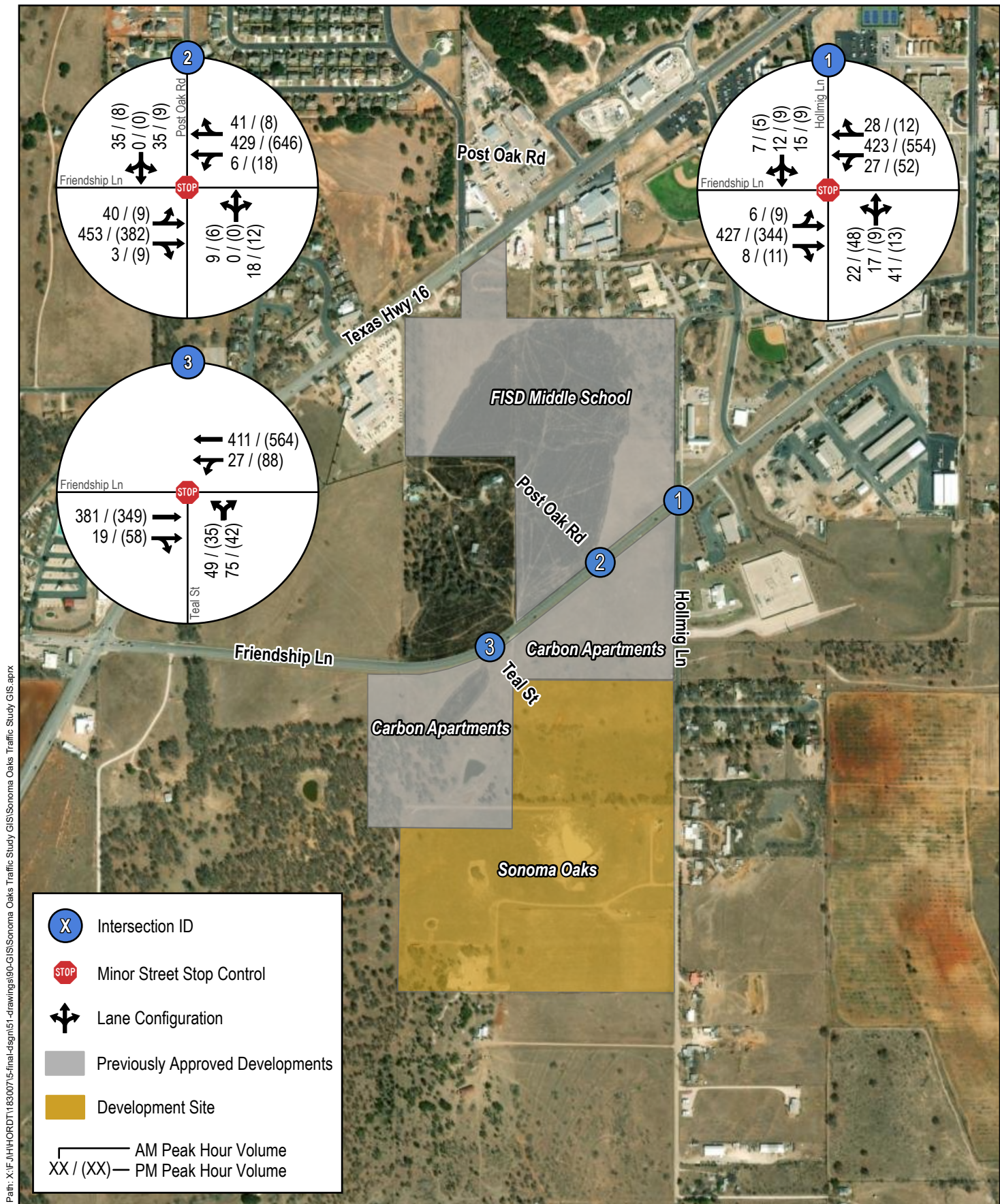
Project: HORDT 183007
Print Date: 2/14/2025

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

**Development Trip
Distribution Patterns**
Sonoma Oaks Traffic Study
Fredericksburg, TX

**Figure
4**

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Path: X:\F\JHHORDT1183007\5-final-dsgn\51-drawings\90-GIS\Sonoma Oaks Traffic Study GIS.aprx

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

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

4 Operational Analysis

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

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

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

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

Table 3 – Level of Service Delay Thresholds

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

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

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

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

4.1 2025 Existing Conditions Scenario

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

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



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

Table 4 – Existing 2025 Intersection Capacity Analysis

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

4.2 2029 Without Development Scenario

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

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

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

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

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

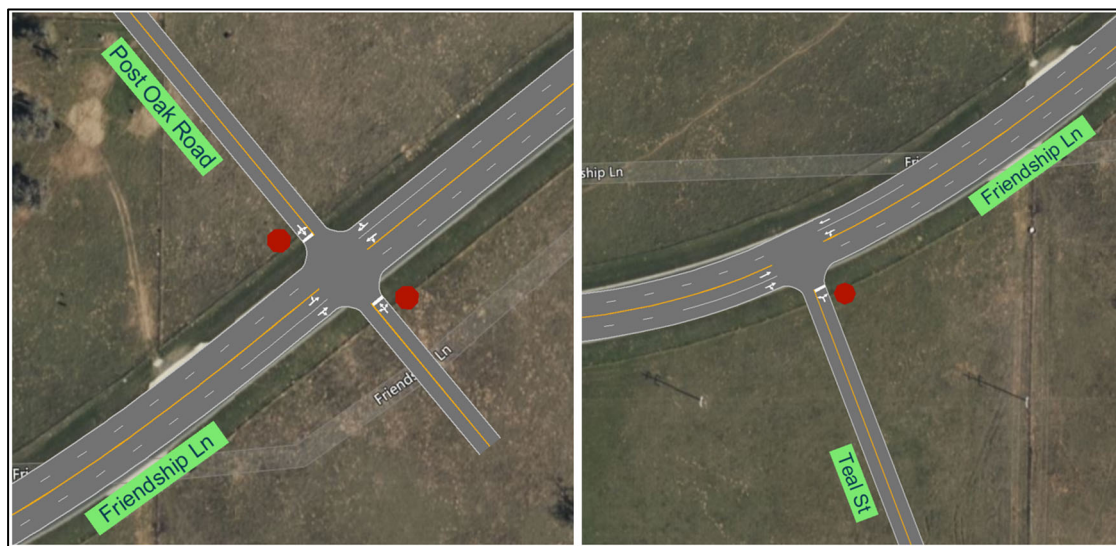


Table 5 – 2029 Without Development Intersection Capacity Analysis Results

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

4.3 2029 With Development Scenario

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

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

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

Table 6 – 2029 With Development Intersection Capacity Analysis Results

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

5 Findings and Recommendations

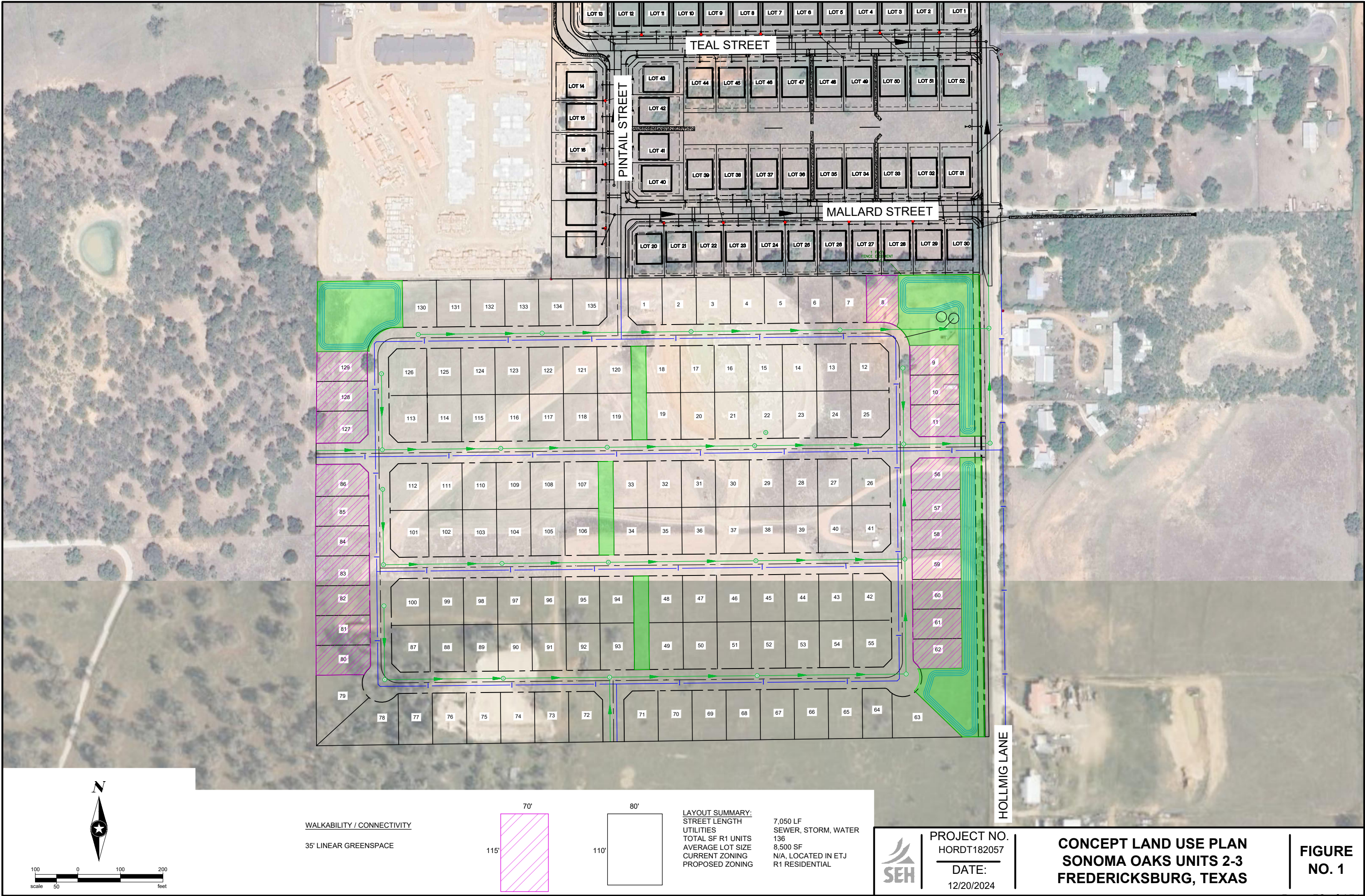
All proposed access points for the Sonoma Oaks development are expected to operate well as two-way stop-controlled intersections. This study also confirms that the traffic generated by the proposed development will not have a significant impact on the surrounding intersections within the study area and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

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

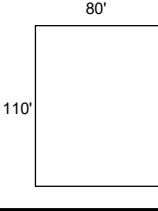
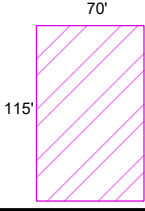
Appendix A

Proposed Site Layout

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WALKABILITY / CONNECTIVITY
35' LINEAR GREENSPACE



LAYOUT SUMMARY:
STREET LENGTH
UTILITIES
TOTAL SF R1 UNITS
AVERAGE LOT SIZE
CURRENT ZONING
PROPOSED ZONING

7,050 LF
SEWER, STORM, WATER
136
8,500 SF
N/A, LOCATED IN ETJ
R1 RESIDENTIAL



PROJECT NO.
HORDT182057
DATE:
12/20/2024

CONCEPT LAND USE PLAN
SONOMA OAKS UNITS 2-3
FREDERICKSBURG, TEXAS

FIGURE
NO. 1

Appendix B

Measures of Effectiveness Tables

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

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

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

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

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

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

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

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

02/16/2025

Intersection												
Int Delay, s/veh	2											
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Future Vol, veh/h	35	0	35	9	0	18	40	453	3	6	429	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	88	88	88	79	79	79
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	6	6	6
Mvmt Flow	38	0	38	10	0	20	45	515	3	8	543	52

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	933	1193	298	895	1218	259	595	0	0	518	0	0
Stage 1	585	585	-	607	607	-	-	-	-	-	-	-
Stage 2	348	608	-	288	611	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.22	-	-	4.22	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.26	-	-	2.26	-	-
Pot Cap-1 Maneuver	221	186	698	235	179	740	950	-	-	1017	-	-
Stage 1	464	496	-	450	485	-	-	-	-	-	-	-
Stage 2	641	484	-	695	482	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	202	171	698	209	165	740	950	-	-	1017	-	-
Mov Cap-2 Maneuver	202	171	-	209	165	-	-	-	-	-	-	-
Stage 1	433	490	-	420	453	-	-	-	-	-	-	-
Stage 2	582	452	-	649	476	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	20.2	14.7	1	0.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	950	-	-	401	313	1017	-
HCM Lane V/C Ratio	0.048	-	-	0.073	0.243	0.007	-
HCM Control Delay (s)	9	0.3	-	14.7	20.2	8.6	0
HCM Lane LOS	A	A	-	B	C	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0.2	0.9	0	-

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑↑	
Traffic Vol, veh/h	381	19	27	411	49	75
Future Vol, veh/h	381	19	27	411	49	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	79	79	92	92
Heavy Vehicles, %	6	6	6	6	2	2
Mvmt Flow	433	22	34	520	53	82

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	455
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.22
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.26
Pot Cap-1 Maneuver	-	-	1074
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1074
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	14.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	497	-	-	1074	-
HCM Lane V/C Ratio	0.271	-	-	0.032	-
HCM Control Delay (s)	14.9	-	-	8.5	0.2
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

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

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

02/16/2025

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

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 2.1

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

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

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

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

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

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

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

02/16/2025

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

HCM 6th TWSC
3: Teal St & Friendship Ln

02/16/2025

Intersection

Int Delay, s/veh 0.9

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

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	440
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.22
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.26
Pot Cap-1 Maneuver	-	-	1088
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1088
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

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

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

HCM 6th TWSC
1: Hollmig Ln & Friendship Ln

02/16/2025

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔			↔			↔	
Traffic Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Future Vol, veh/h	9	344	11	37	508	12	7	8	39	8	9	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	89	89	89	69	69	69	63	63	63
Heavy Vehicles, %	2	2	2	4	4	4	6	6	6	0	0	0
Mvmt Flow	10	395	13	42	571	13	10	12	57	13	14	2

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	584	0	0	408	0	0	799	1090	204	886	1090	292
Stage 1	-	-	-	-	-	-	422	422	-	662	662	-
Stage 2	-	-	-	-	-	-	377	668	-	224	428	-
Critical Hdwy	4.14	-	-	4.18	-	-	7.62	6.62	7.02	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.62	5.62	-	6.5	5.5	-
Follow-up Hdwy	2.22	-	-	2.24	-	-	3.56	4.06	3.36	3.5	4	3.3
Pot Cap-1 Maneuver	987	-	-	1133	-	-	270	208	790	242	217	710
Stage 1	-	-	-	-	-	-	569	577	-	422	462	-
Stage 2	-	-	-	-	-	-	606	445	-	764	588	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	987	-	-	1133	-	-	242	194	790	204	202	710
Mov Cap-2 Maneuver	-	-	-	-	-	-	242	194	-	204	202	-
Stage 1	-	-	-	-	-	-	562	569	-	417	437	-
Stage 2	-	-	-	-	-	-	553	421	-	686	580	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.7	14.6	24.7
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	452	987	-	-	1133	-	-	211
HCM Lane V/C Ratio	0.173	0.01	-	-	0.037	-	-	0.135
HCM Control Delay (s)	14.6	8.7	0.1	-	8.3	0.2	-	24.7
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.5

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

02/16/2025

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

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

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

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

Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑			↑↑	↑	
Traffic Vol, veh/h	349	14	38	523	8	22
Future Vol, veh/h	349	14	38	523	8	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	92	92
Heavy Vehicles, %	4	4	4	4	2	2
Mvmt Flow	388	16	42	581	9	24

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	404	0	771	202
Stage 1	-	-	-	-	396	-
Stage 2	-	-	-	-	375	-
Critical Hdwy	-	-	4.18	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.24	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	1137	-	337	805
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	665	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1137	-	318	805
Mov Cap-2 Maneuver	-	-	-	-	318	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	628	-

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

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

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STATE OF TEXAS §

COUNTY OF GILLESPIE §

CITY OF FREDERICKSBURG §

DEVELOPMENT AGREEMENT

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

RECITALS

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

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

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

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

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

**ARTICLE 1:
GENERAL TERMS AND CONDITIONS**

1.01 Conceptual Land Use Plan

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

1.02 Proposed Schedule of Development and Phasing

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

1.03 Equivalent Zoning District(s)

This section deleted as requested by City.

1.04 Development Standards:

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

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

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

d. Utility Improvements.

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

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

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

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

e. Roadways and easements.

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

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

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

1.05 Application Procedures

Development of the Property shall be governed by the following:

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

1.06 Public Facilities Schedule & Financing

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

1.07 Annexation & Zoning

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

ARTICLE 2: MISCELLANEOUS PROVISIONS

2.01 Term

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

2.02 Enforcement and Default and Remedies for Default

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

2.03 Authority, Applicable Rules and Right to Continue Development

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

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

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

2.04 Exhibits/Amendment

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

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

2.05 Recordation

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

2.06 Assignment and Binding Effect Upon Successors

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

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

2.07 Miscellaneous

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

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

If to City:

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

With a copy to:

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

If to the Owner/ Owners:

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

If to the Developer:

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

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

ARTICLE 3: GOVERNMENTAL FUNCTION; IMMUNITY

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

* * *

Signature Pages Follows

DRAFT

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

City of Fredericksburg, Texas:

By: _____
_____, Mayor

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

Notary Public in and for the State of Texas

Owner/Owners:

By: _____
Clint Beicker

Date: _____

By: _____
Amy Beicker

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

Notary Public in and for the State of Texas

Exhibit A

PROPERTY DESCRIPTION
(survey with metes and bounds)

DRAFT

Exhibit B

CONCEPTUAL LAND USE PLAN

DRAFT

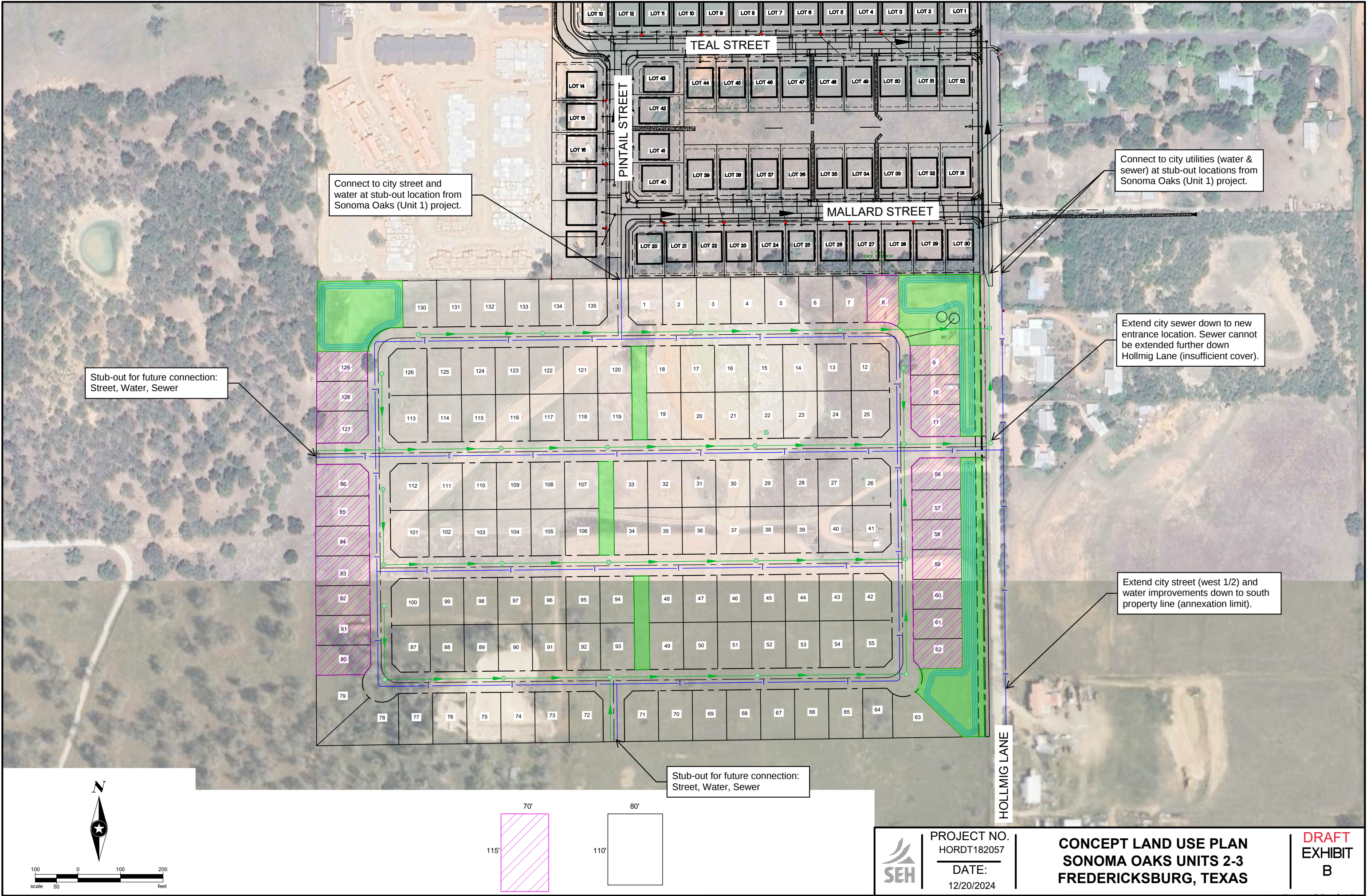
EXHIBIT C
FORM OF ANNEXATION PETITION

DRAFT

EXHIBIT D
TRAFFIC IMPACT STUDY

DRAFT

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



ORDINANCE NO. 2025 – 37

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

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

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

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

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

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

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

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

PASSED AND APPROVED on this the 16TH day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Being 1.364 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being a portion of Hollmig Lane in Gillespie County, Texas; Said 1.364 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in December 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of said Hollmig Lane for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of the Official Public Records of Gillespie County, Texas, the southeast corner of that certain 39.38 acre tract described in Instrument No. 20170595 of said Official Public Records, and the southwest corner hereof;

THENCE along the west line of said Hollmig Lane, the following 3 courses:

1. North 00°40'12" West a distance of 1086.35 feet along the east line of said 39.38 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 39.38 acre tract;
2. North 02°03'43" East a distance of 1.61 feet to a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg, Texas as shown on the plat of the Prospect Addition, Phase 2, in the City of Fredericksburg, Gillespie County, Texas as recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas;
3. North 00°22'00" West a distance of 344.31 feet along the east line of said 0.163 acre tract to a calculated point for the northwest corner hereof, and from which a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found in the east line of a 45 foot by 45 foot sanitary sewer lift station tract as shown on said plat of the Prospect Addition and the west line of said Hollmig Lane bears North 00°22'00" West a distance of 398.56 feet;

THENCE North 89°26'52" East a distance of 43.35 feet crossing said Hollmig Lane to a calculated point in the east line of said Hollmig Lane for the southwest corner of Lot 15 of Greenwood Forest, a subdivision in said City of Fredericksburg as shown on the plat recorded in Volume 1, Page 17 of said Plat Records, the northwest corner of that certain 2.01 acre tract described in Volume 369, Page 993 of the Real Property Records of Gillespie County, Texas, and the northeast corner hereof, and from which a 3/8 inch iron rod found in the east line of said Hollmig Lane for the southwest corner of that certain 8.00 acre tract described in Instrument No. 20122885 of said Official Public Record, the northwest corner of Lot 1 of said Greenwood Forest bears North 00°33'08" West a distance of 369.38 feet;

THENCE along the east line of said Hollmig Lane, the following 3 courses:

1. South 00°33'08" East a distance of 432.14 feet along the west line of said 2.01 acre tract and the west line of that certain 0.9088 acre tract described in Instrument No. 20070544 of said Official Public Records to a 1/2 inch iron rod found for the southwest corner of said 0.9088 acre tract and the northwest corner of that certain 2.12 acre tract described in Volume 175, Page 662 of the Deed Records of Gillespie County, Texas;
2. South 00°05'24" West a distance of 215.86 feet along the west line of said 2.12 acre tract to a 1/2 inch iron rod found in concrete for the southwest corner of said 2.12 acre tract and the northwest corner of that certain 4.13 acre tract, Tract I, described in Volume 240, Page 802 of said Deed Records;
3. South 00°24'14" East a distance of 784.21 feet along the west line of said 4.13 acre tract, the west line of that certain 4.14 acre tract, Tract II, described in said Volume 240, Page 802, the west line of that certain 4.15 acre tract, Tract III, described in said Volume 240, Page 802, and the west line of that certain 6.32 acre tract described in Instrument No. 20184948 of said Official Public Records to a calculated point for the southeast corner hereof, and from which a 1/2 inch iron rod with a cap marked "Waymaker" found for the southwest corner of said 6.32 acre tract described in Instrument No. 20184948 and the northwest corner of that certain 6.32 acre tract described in Instrument No. 20057829 of said Official Public Records bears South 00°24'14" East a distance of 191.59 feet;

EXHIBIT B **PROPERTY SURVEY MAP**

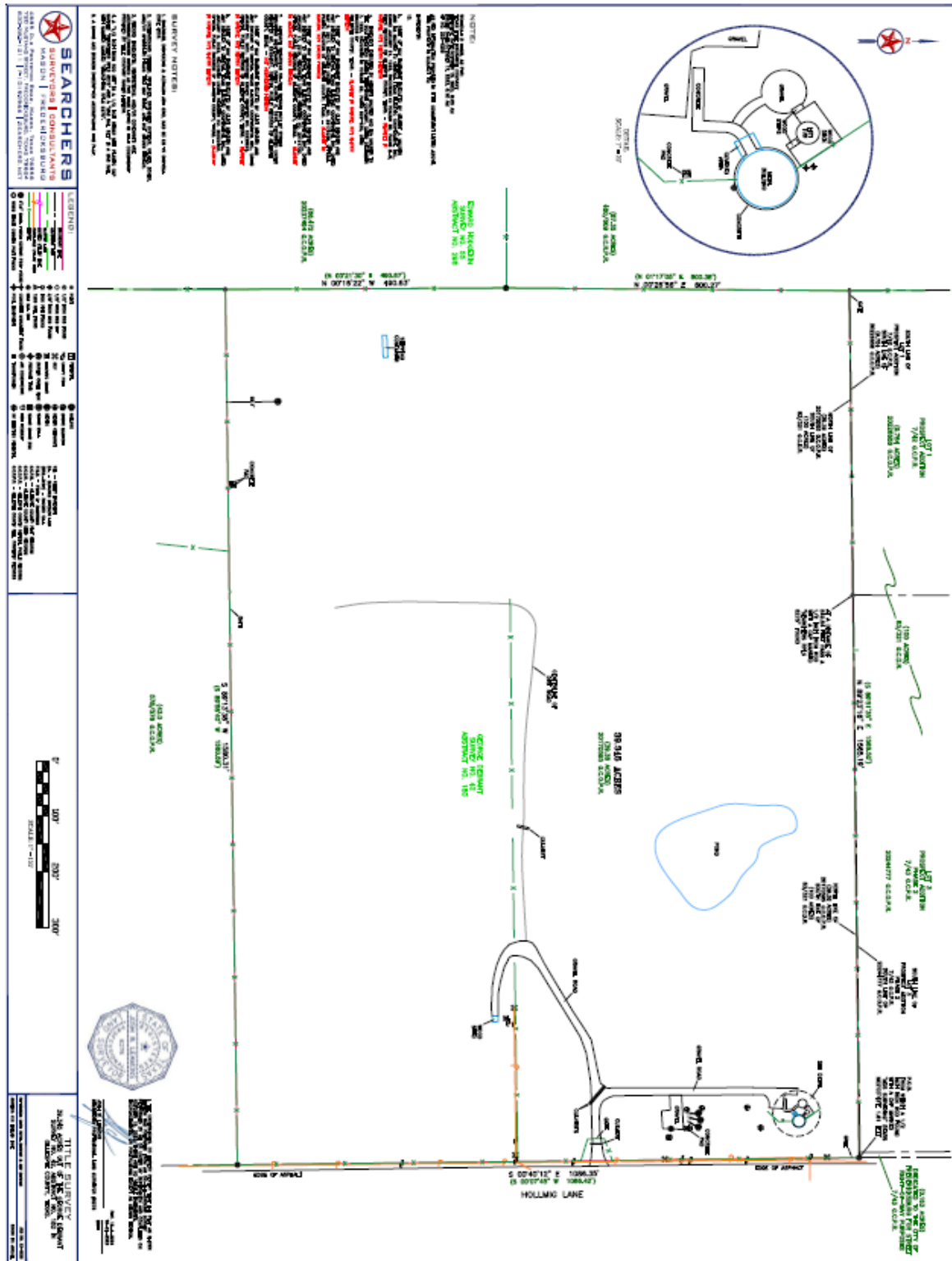


EXHIBIT C

DEVELOPMENT AGREEMENT / SERVICE PLAN



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: December 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: **Request Z-2515:** By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Director Development Services)

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action on Land Use Change - Approve Ordinance 2025-38 for the Land Use Change

v Take Action on Zoning Change - Approve Ordinance 2025-39 for the Zoning Change

SUMMARY:

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

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

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

It is the desire of the applicant to obtain a R1, Single Family Residential zoning to allow for future subdivision into R1, Single Family Residential lots. This requested zoning requires a corresponding Land Use from Rural (R) to Low Density Residential (LDR).

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

- Single Family Residential (Detached)
- Local Utility Services

- Short Term Rental Accessory
- Short Term Rental B&B

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

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

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

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

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

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

<u>FUNDING SOURCE:</u> NA	<u>FINANCIAL IMPACT:</u> NA
----------------------------------	---------------------------------------

STAFF RECOMMENDATION:

Staff recognized that the applicant intends for this development to be an extension of Sonoma Oaks Subdivision (A 52 Lot, R1, Single Family Residential subdivision to the North). The Comprehensive Plan identifies this area with a future place type of Mixed Density Residential which is envisioned to provide a greater level of residential density in a variety of forms. Appropriate land use types include single-family detached residential. Staff recogzied that the underlying R1 Zoning would require a larger lot size then the R1-A district but believes it would still be consistent with the trend of development throughout the area. The Planning and Zoning Commisiion recommended approval of the Land Use Change from Rural (R) to Low Density Residential (LDR) and the establishment of an R1, Single Family Residential underlying zoning district associated with the annexation.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

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

ATTACHMENTS:

1. Z-2515 Public Hearing Map (1) (1)
2. New LandUse Map (1) (1)
3. Z-2427 Land Use Map (2) (1)
4. Z-2427 Zoning Map (2) (1)
5. Z-2515_Sonoma South_Survey_Legal Description (1) (1)
6. Z-2515_Sonoma South Annex Petition (2) (1)
7. Z2515-KASPER - PROTEST_Redacted (1) (1)
8. Ordinance 2025-38 Land Use for Sanoma 2 Dec 16 with legal
9. Ordinance 2025-39 Zoning for Sanoma 2 Dec 16 With Legal

APPROVAL/REVIEW:



Cliff Cross, Director of Development Services

Date: December 09, 2025



Garret Bonn, Assistant City Manager

Date: December 10, 2025



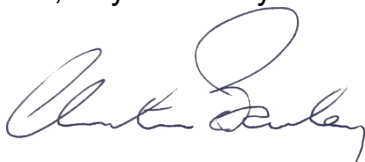
William McKamie, City Attorney

Date: December 10, 2025



Leticia Vacek, City Secretary

Date: December 10, 2025



Clinton Bailey, City Manager

Date: December 10, 2025

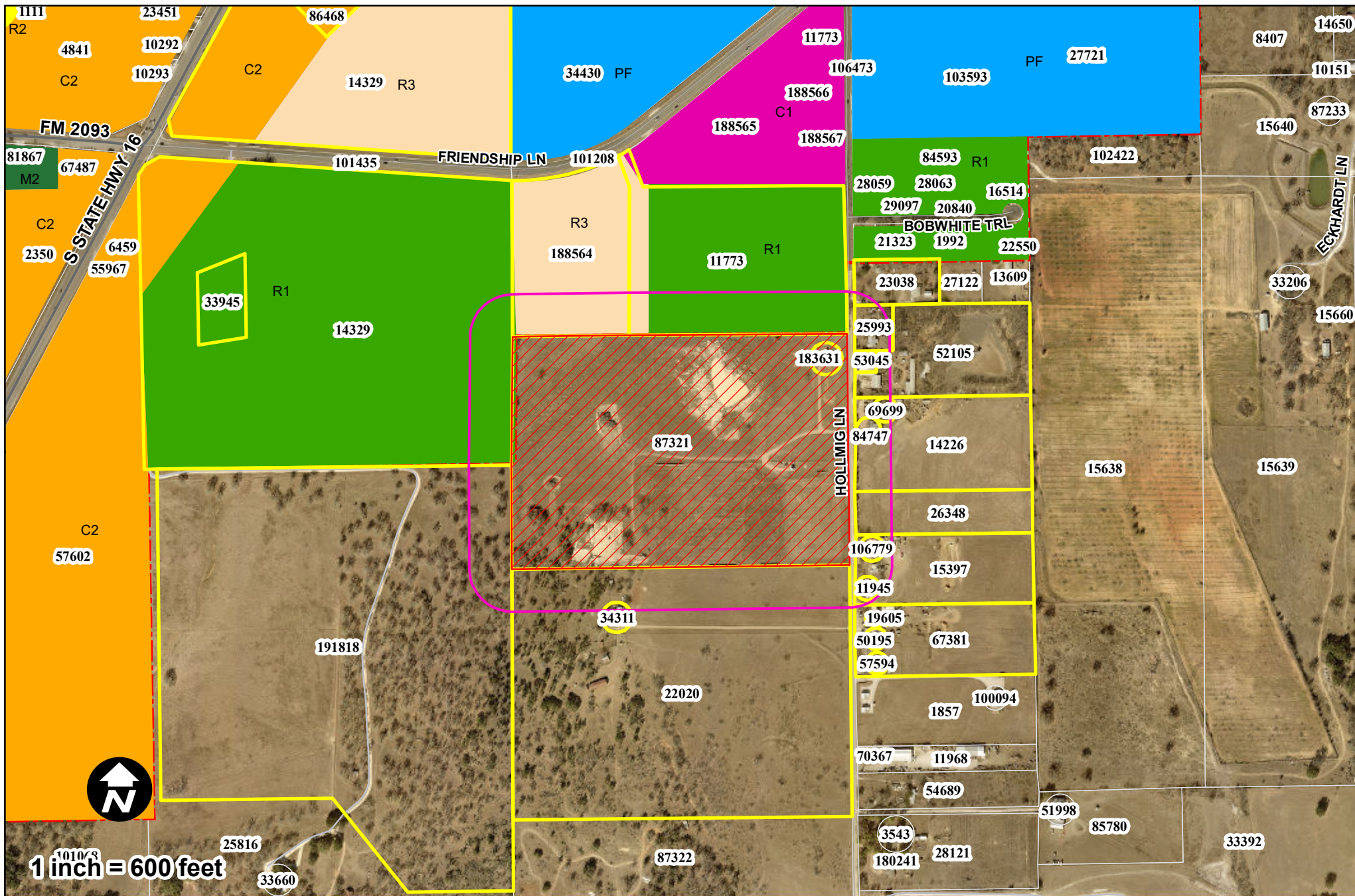


FIGURE 1
City of Fredericksburg
Z-2515 - 612 Hollmig

Notice Areas

Subject Property

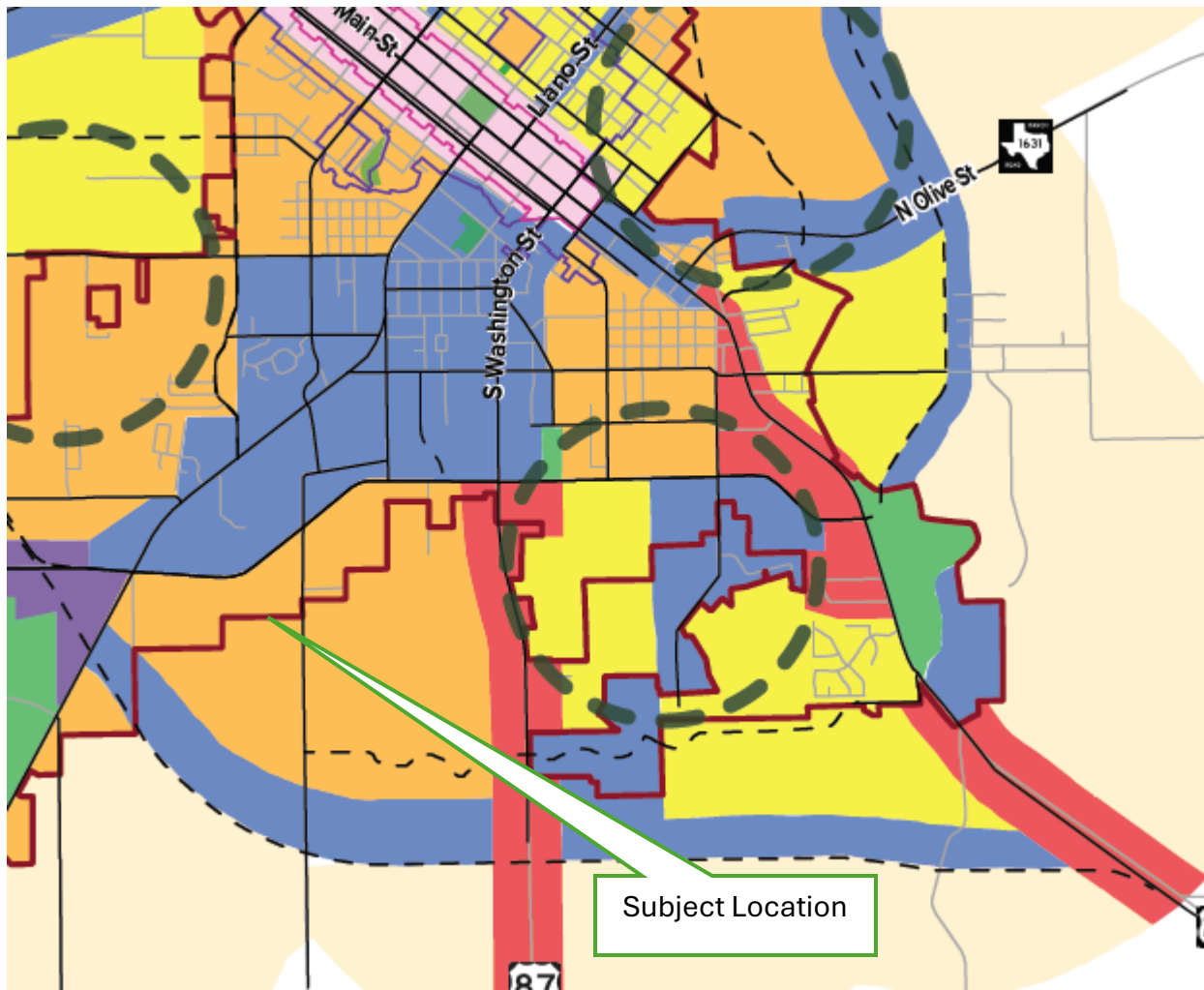
200' Notification Area

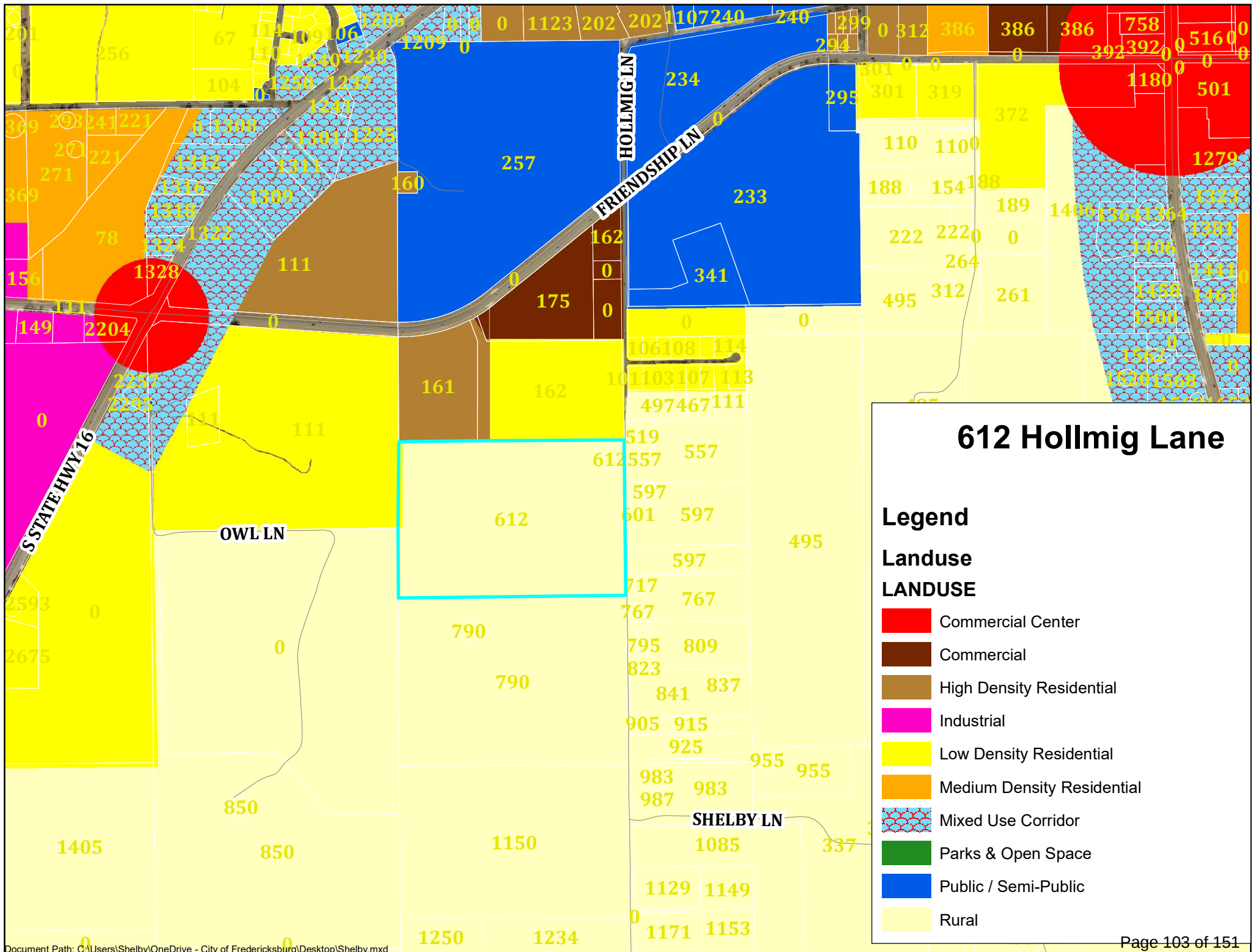
Notified Property

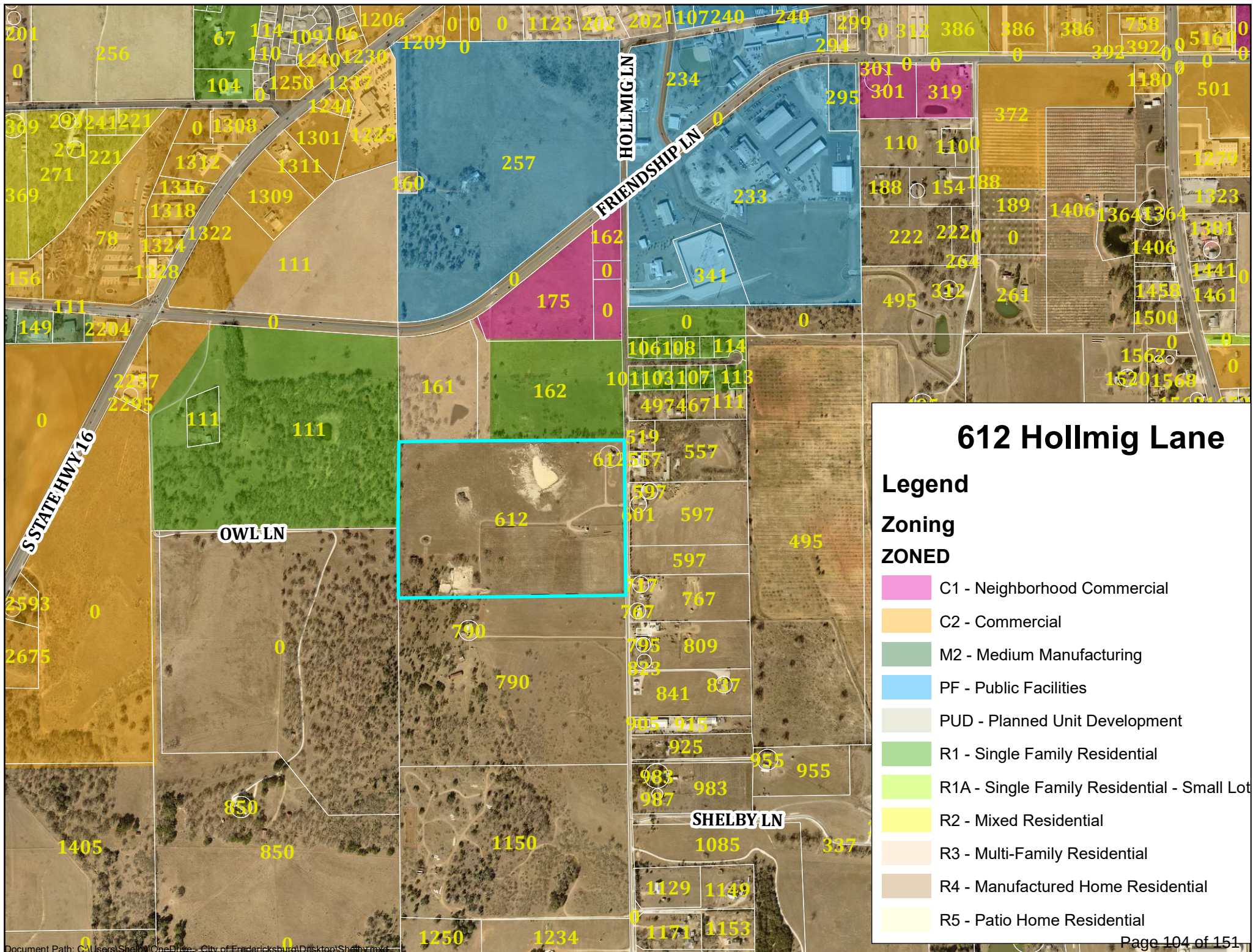
City Limit Boundary

1-Mile ETJ Boundary

GCAD Parcels









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

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

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

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

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

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

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

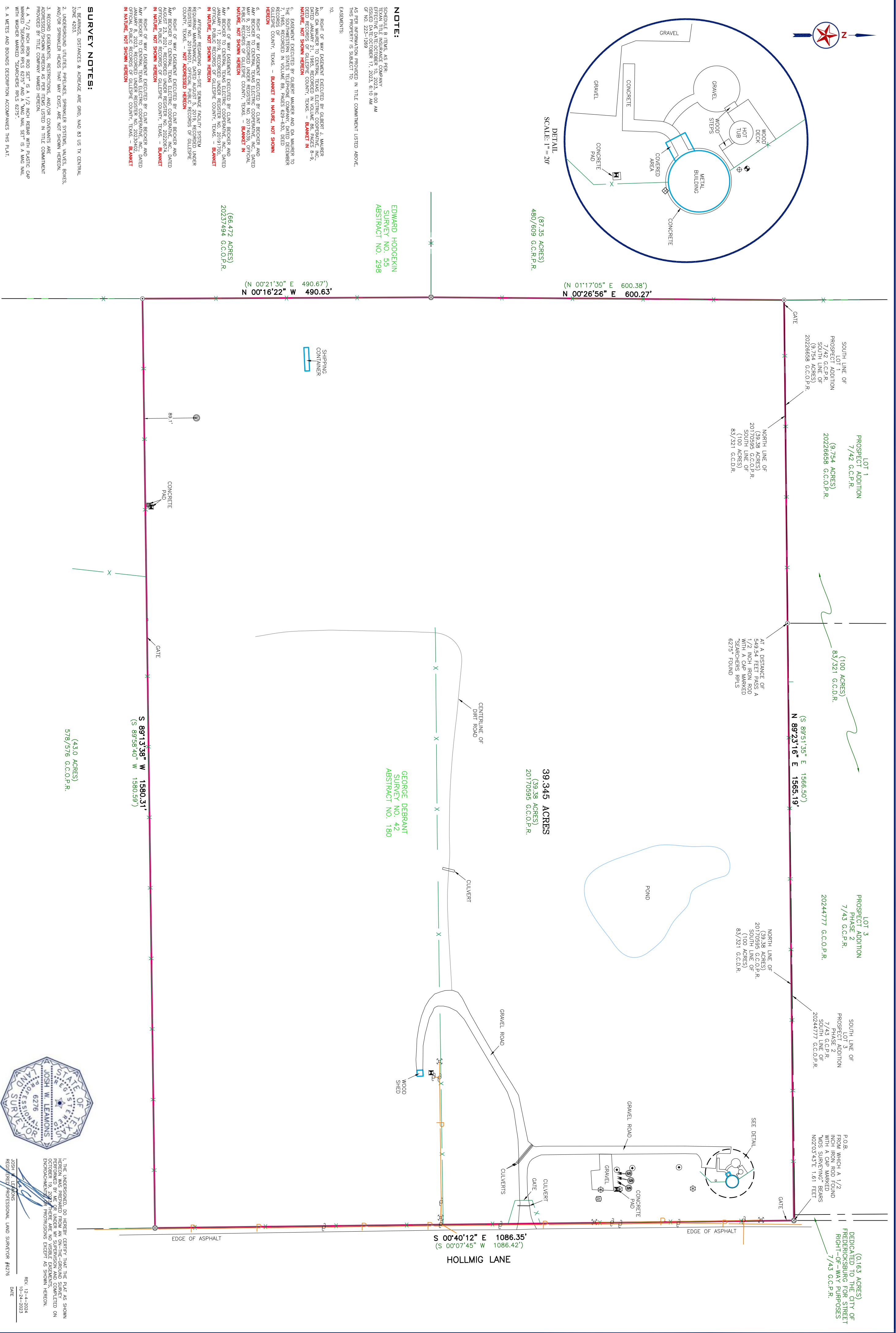
Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;



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





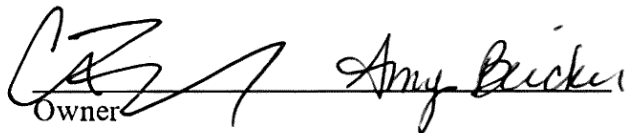
PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF GILLESPIE §

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

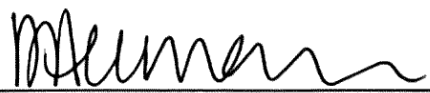
The undersigned owner(s) of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex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

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


Owner

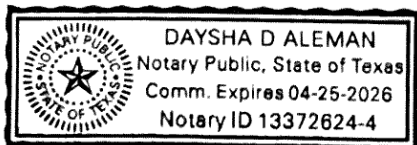
STATE OF TEXAS '
 '
COUNTY OF GILLESPIE '

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


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

My Commission Expires:

04/25/26

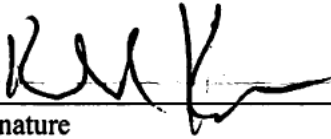


Public Comment Form
Please return this form to:
Development Services – Zoning
126 W. Main Street
Fredericksburg, TX 78624
830-997-7521



REQUEST NO. Z-2515

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


Signature

Sept 16, 2025
Date

Kendrel Kasper
Printed Name



ORDINANCE NO. 2025 - 38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING APPENDIX B, "ZONING ORDINANCE," OF THE FREDERICKSBURG MUNICIPAL CODE, AS AMENDED, BY AMENDING THE LAND USE MAP OF THE COMPREHENSIVE PLAN, FOR APPROXIMATELY 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, FREDERICKSBURG, TEXAS AND REFERRED TO AS BEING ABS AD 180 G DE BRANDT # 42 IN GILLESPIE COUNTY, TEXAS; CHANGING SAID PROPERTY FROM RURAL (R) TO LOW DENSITY RESIDENTIAL (LDR) (NEIGHBORHOOD RESIDENTIAL PLACE TYPE); PROVIDING THAT THE CHANGE BECOME A PART OF THE COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City ("the City Council") adopted the City of Fredericksburg 2024 Comprehensive Plan, which serves as the blueprint to guide future development and redevelopment within the City based on its existing and future needs; and

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

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

WHEREAS, public hearings have been duly noticed and held by the Planning and Zoning Commission and by the City Council of the City of Fredericksburg with respect to the use changes described herein; and

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

WHEREAS, upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearings, the City Council has determined that it is in the best interest of the citizens of the City that the Comprehensive Plan be amended to change the Future Place Type Map as described herein.

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

SECTION 1

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

SECTION 2

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

Applicant: Cornett Engineering

Owner: Clint & Amy Biker

Property Address: 612 Hollmig Lane

Legal Description: SEE ATTACHED EXHIBIT A

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

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

SECTION 2

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

SECTION 3

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

SECTION 4

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

SECTION 5

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

SECTION 6

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

SECTION 7

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

SECTION 8

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

PASSED AND APPROVED on this the 16TH 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

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

ORDINANCE NO. 2 0 2 5 - 39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY AND CHANGING THE ZONING DISTRICT AS TO 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, FREDERICKSBURG, TEXAS AND REFERRED TO AS BEING ABS AD 180 G DE BRANDT # 42 IN GILLESPIE COUNTY, TEXAS; TO ASSIGN AN UNDERLYING ZONING DISTRICT OF SINGLE FAMILY RESIDENTIAL (R1); PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with the Zoning Ordinance an application for rezoning has been submitted for the lots REFERRED TO AS 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, ALSO REFERED TO AS ABS AD 180 G DE BRANDT #42 IN GILLESPIE COUNTY, TEXAS;; to assign an underlying zoning district of said property to Single Family Residential (R1); and

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

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

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

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

Section 1.

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

All of those certain lots, tracts or parcels of land situated in the City of Fredericksburg, Gillespie County, Texas, said lots being described AS 39.345 ACRES LOCATED AT 612 HOLLMIG LANE, ALSO REFERED TO AS ABS AD 180 G DE BRANDT #42 IN GILLESPIE COUNTY, TEXAS; and as additionally described by the legal description attached hereto as Exhibit A, to be and are hereby zoned and designated SINGLE FAMILY RESIDENTIAL (R1).

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

Section 8.

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

Section 9.

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

PASSED AND APPROVED on this the 16TH day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

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

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

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

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



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services

TO: Mayor & City Council Members

FROM: Cliff Cross, Director of Development Services

MEETING DATE: December 16, 2025

CATEGORY: ORDINANCES, RESOLUTIONS
AND PUBLIC HEARINGS

CAPTION: Consider Ordinance 2025- 40 Annexing a portion of Right of Way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. The request is for Right of Way only. This Annexation will not increase or extend the City's Extraterritorial Jurisdiction. (Cliff Cross, Director of Development Services)

- i. Presentation by applicant
 - ii. Presentation by staff
 - iii. Public Comment
 - iv. Take Action - Approve Ordinance 2025-40 for the ROW Annexation
-

SUMMARY:

As a part of the request for annexation of property located at 612 Hollmig Lane, in coordination with City Staff and the Developer, Gillespie County Commissioner's Court has submitted a request that a portion of Hollmig Lane be annexed by the City of Fredericksburg.

BACKGROUND:

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

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

Staff recommends that the development agreement include that the development will be responsible for Hollmig Lane and be improved to the City's collector standard to the west of the centerline on the development's side, and also be improved to the City's ETJ standard on the east side of the road.

FUNDING SOURCE: NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:

Staff would only recommend approval of Ordinance 2025-09 at this time based upon prior approval of the annexation petition, land use and zoning.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Workforce
Mobility
Small Town Sensitive Growth

ATTACHMENTS:

1. Annexation_612Hollmig_PortA (2)
2. Z-2427 - Official ROW Release from Gillespie County (1) (1)
3. Annexation Ordinance Hollmig Sanoma 2 Dec 16

APPROVAL/REVIEW:

Cliff Cross, Director of Development Services

Date: December 09, 2025



Garret Bonn, Assistant City Manager

Date: December 10, 2025



William McKamie, City Attorney

Date: December 10, 2025



Leticia Vacek, City Secretary

Date: December 10, 2025



Clinton Bailey, City Manager

Date: December 10, 2025

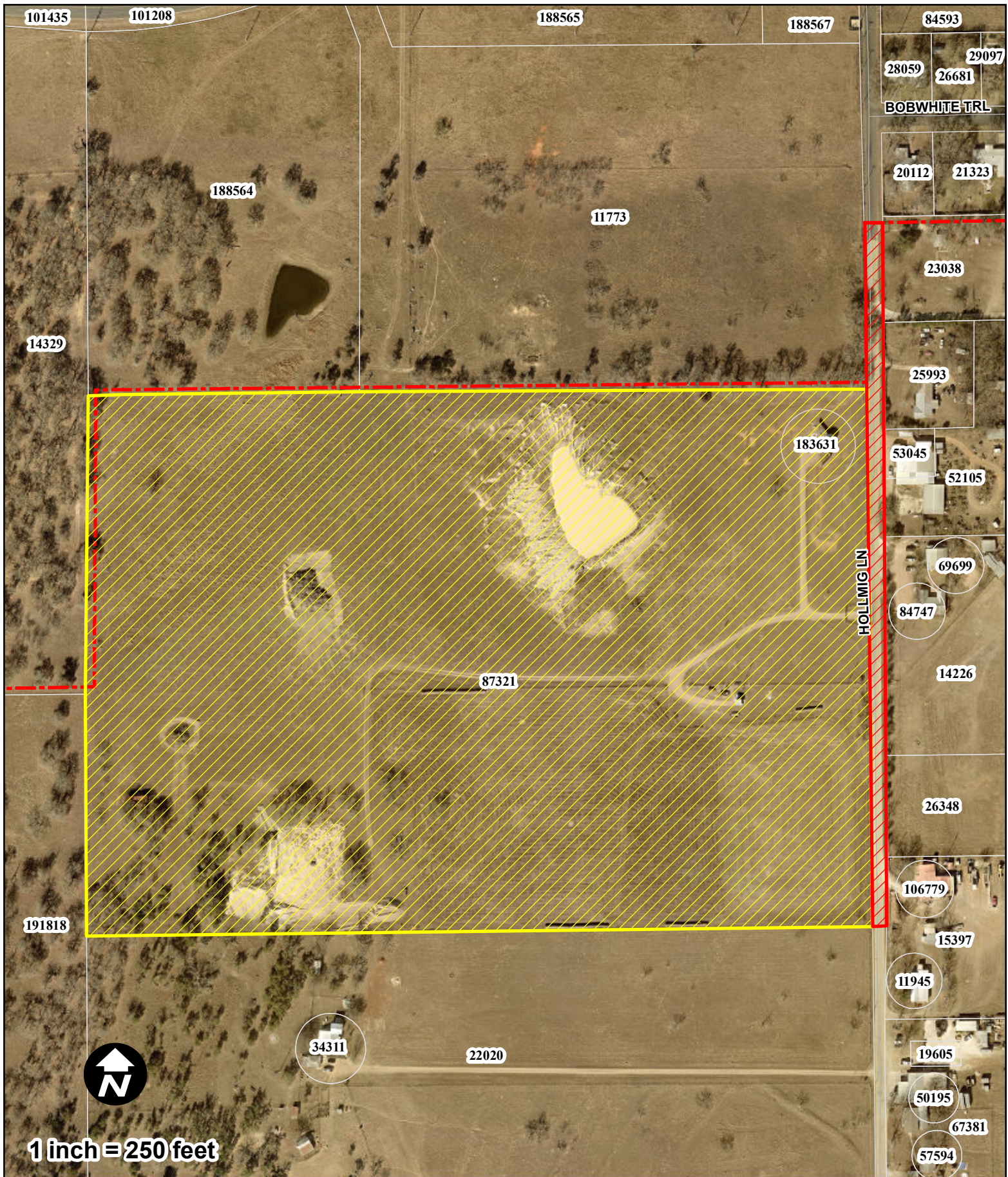


FIGURE 1
City of Fredericksburg
612 Hollmig Annexation

LEGEND

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

COUNTY OF GILLESPIE

Chuck Jenschke
County Commissioner
Precinct #3



101 W Main St
Fredericksburg, TX 78624
830-997-7503
cjenschke@gillespiecounty.org

January 9, 2025

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

Re: Annexation request – Hollmig Lane

Gillespie County Precinct #3 maintains Hollmig Lane, which borders the City of Fredericksburg City Limits on the north end starting at the existing city limits at Hollmig Lane and extending south. It is my understanding that voluntary annexation is being requested and considered for Sonoma Oaks Subdivision which would encompass property adjacent to this part of Hollmig Lane.

The County of Gillespie requests the City of Fredericksburg to annex a portion of Hollmig Lane as shown on the attached legal description. This request was approved at the Commissioners Court meeting held on December 23, 2024.

This letter serves as the County of Gillespie's request to the City of Fredericksburg to annex the portion of Hollmig Lane indicated above.

Regards,

Chuck Jenschke

CC: Daniel Jones – County Judge
Garret Bonn- Assistant City Manager



SEARCHERS

SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG

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

LEGAL DESCRIPTION: Being 1.364 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being a portion of Hollmig Lane in Gillespie County, Texas; Said 1.364 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in December 2024:

BEGINNING at a 4 inch by 4 inch metal fence corner post found in the west line of said Hollmig Lane for the northeast corner of that certain 43.0 acre tract described in Volume 578, Page 576 of the Official Public Records of Gillespie County, Texas, the southeast corner of that certain 39.38 acre tract described in Instrument No. 20170595 of said Official Public Records, and the southwest corner hereof;

THENCE along the west line of said Hollmig Lane, the following 3 courses:

1. North 00°40'12" West a distance of 1086.35 feet along the east line of said 39.38 acre tract to a 4 inch by 4 inch metal fence corner post found for the northeast corner of said 39.38 acre tract;
2. North 02°03'43" East a distance of 1.61 feet to a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found for the southeast corner of that certain 0.163 acre tract dedicated to the City of Fredericksburg, Texas as shown on the plat of the Prospect Addition, Phase 2, in the City of Fredericksburg, Gillespie County, Texas as recorded in Volume 7, Page 43 of the Plat Records of Gillespie County, Texas;
3. North 00°22'00" West a distance of 344.31 feet along the east line of said 0.163 acre tract to a calculated point for the northwest corner hereof, and from which a 1/2 inch iron rod with a cap marked "MDS Land Surveying" found in the east line of a 45 foot by 45 foot sanitary sewer lift station tract as shown on said plat of the Prospect Addition and the west line of said Hollmig Lane bears North 00°22'00" West a distance of 398.56 feet;

THENCE North 89°26'52" East a distance of 43.35 feet crossing said Hollmig Lane to a calculated point in the east line of said Hollmig Lane for the southwest corner of Lot 15 of Greenwood Forest, a subdivision in said City of Fredericksburg as shown on the plat

recorded in Volume 1, Page 17 of said Plat Records, the northwest corner of that certain 2.01 acre tract described in Volume 369, Page 993 of the Real Property Records of Gillespie County, Texas, and the northeast corner hereof, and from which a 3/8 inch iron rod found in the east line of said Hollmig Lane for the southwest corner of that certain 8.00 acre tract described in Instrument No. 20122885 of said Official Public Record, the northwest corner of Lot 1 of said Greenwood Forest bears North 00°33'08" West a distance of 369.38 feet;

THENCE along the east line of said Hollmig Lane, the following 3 courses:

1. South 00°33'08" East a distance of 432.14 feet along the west line of said 2.01 acre tract and the west line of that certain 0.9088 acre tract described in Instrument No. 20070544 of said Official Public Records to a 1/2 inch iron rod found for the southwest corner of said 0.9088 acre tract and the northwest corner of that certain 2.12 acre tract described in Volume 175, Page 662 of the Deed Records of Gillespie County, Texas;
2. South 00°05'24" West a distance of 215.86 feet along the west line of said 2.12 acre tract to a 1/2 inch iron rod found in concrete for the southwest corner of said 2.12 acre tract and the northwest corner of that certain 4.13 acre tract, Tract I, described in Volume 240, Page 802 of said Deed Records;
3. South 00°24'14" East a distance of 784.21 feet along the west line of said 4.13 acre tract, the west line of that certain 4.14 acre tract, Tract II, described in said Volume 240, Page 802, the west line of that certain 4.15 acre tract, Tract III, described in said Volume 240, Page 802, and the west line of that certain 6.32 acre tract described in Instrument No. 20184948 of said Official Public Records to a calculated point for the southeast corner hereof, and from which a 1/2 inch iron rod with a cap marked "Waymaker" found for the southwest corner of said 6.32 acre tract described in Instrument No. 20184948 and the northwest corner of that certain 6.32 acre tract described in Instrument No. 20057829 of said Official Public Records bears South 00°24'14" East a distance of 191.59 feet;

THENCE South 89°19'48" West a distance of 37.85 feet crossing said Hollmig Lane to the POINT OF BEGINNING containing 1.364 acres of land, more or less, and as shown on certified plat herewith.

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

Surveyed by;



Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: December 12, 2024
Job# 24-7373



ORDINANCE NO. 2025 - 40

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

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

WHEREAS, the Area is currently owned and maintained by Gillespie County as county roads; and

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

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

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

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

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

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

SECTION 1.

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

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

SECTION 8.

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

PASSED AND APPROVED on this the 16TH day of December, 2025.

Jeryl Hoover, Mayor

ATTEST:

Letty Vacek, City Secretary

APPROVED AS TO FORM:

Mick McKamie, City Attorney

EXHIBIT A **PROPERTY DEPICTION**

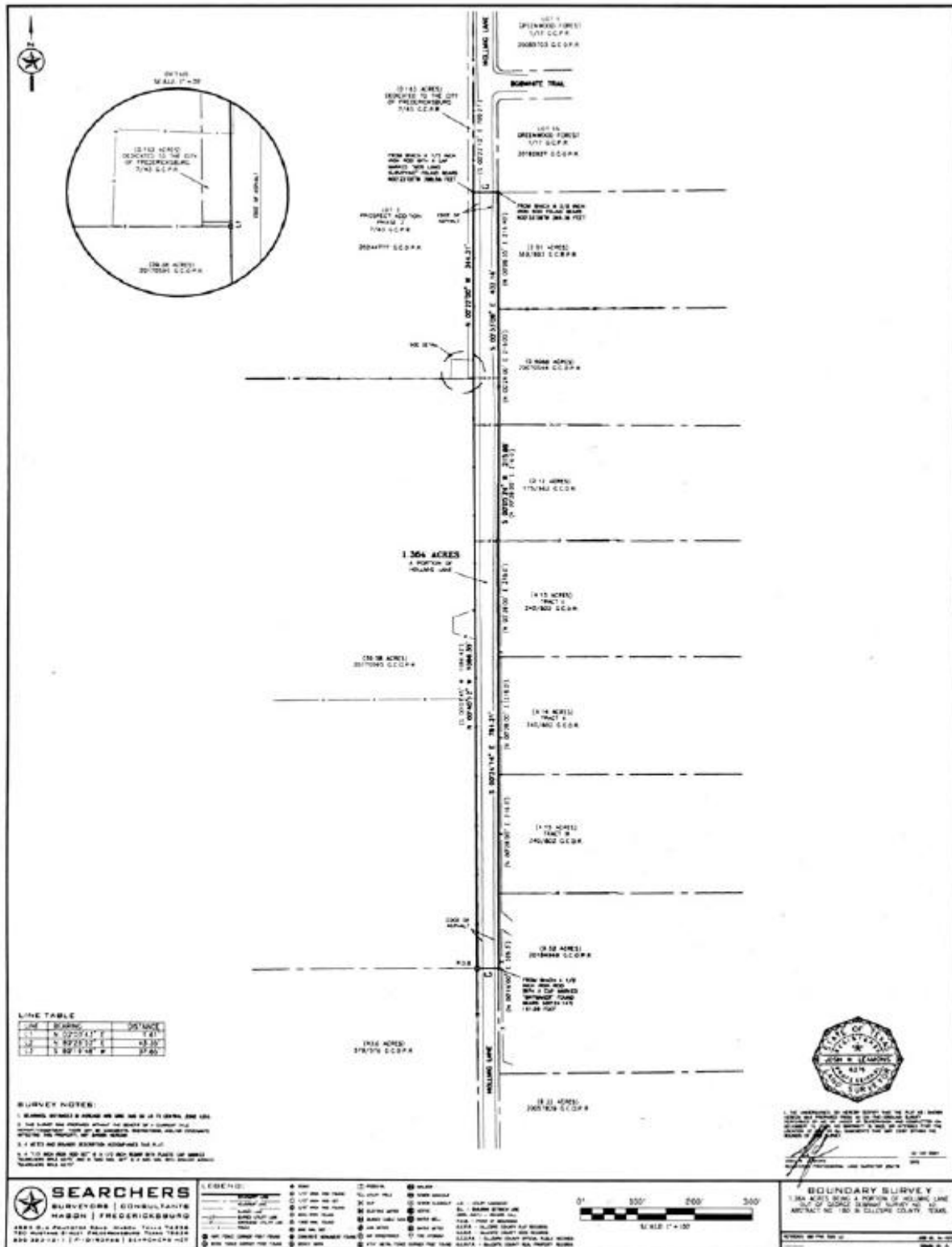


EXHIBIT B

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Being 1.364 acres of land out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, Texas and being a portion of Hollmig Lane in Gillespie County, Texas; Said 1.364 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers in December 2024:

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2. South 00°05'24" West a distance of 215.86 feet along the west line of said 2.12 acre tract to a 1/2 inch iron rod found in concrete for the southwest corner of said 2.12 acre tract and the northwest corner of that certain 4.13 acre tract, Tract I, described in Volume 240, Page 802 of said Deed Records;
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CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: December 16, 2025

CATEGORY: OTHER ACTION ITEMS AND
UPDATES

CAPTION: Annual Report on 2025 Fredericksburg Food & Wine Festival and Consider approving a Request for Funding for the 2026 Food & Wine Festival. (Jim Mikula, Fredericksburg Chamber of Commerce)

SUMMARY:

Annual report on the 2025 Food and Wine Festival and possible action relating to the 2026 event.

BACKGROUND:

The Food and Wine Fest Agreement, dated April 17, 2024, between the Fredericksburg Chamber of Commerce and the City of Fredericksburg requires the Chamber to provide an annual report on the event to the City no later than the end of the calendar year. Representatives from the Chamber will be in attendance to provide a report on the 2025 Food and Wine Festival and discuss their plans for the 2026 event, including possible action by the Council relating to a request for Hotel Occupancy Tax (HOT) funds.

FUNDING SOURCE: Tourism Fund (HOT)

FINANCIAL IMPACT:
To Be Determined

STAFF RECOMMENDATION:

N/A

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Tourism

ATTACHMENTS:

None

APPROVAL/REVIEW:



Leticia Vacek, City Secretary

Date: December 08, 2025



William McKamie, City Attorney

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: Fire/EMS

TO: Mayor & City Council Members

FROM: Lynn Bizzell, Fire/EMS Chief

MEETING DATE: December 16, 2025

CATEGORY: CITY MANAGER'S REPORT

CAPTION: Report on the Potential Impacts of Battery Energy Storage Systems (BESS) on City Emergency Services. (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

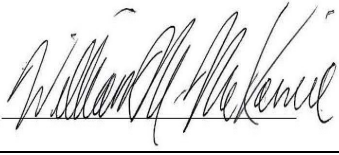
ATTACHMENTS:

None

APPROVAL/REVIEW:

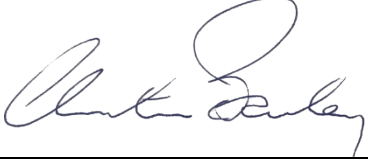
Leticia Vacek, City Secretary

Date: December 08, 2025



William McKamie, City Attorney

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM: Leticia Vacek, City Secretary

MEETING DATE: December 16, 2025

CATEGORY: ITEMS FOR FUTURE AGENDA

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

SUMMARY:

City Manager Bailey will review the Future Agenda Items List with the Mayor and City Council.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

No action necessary.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

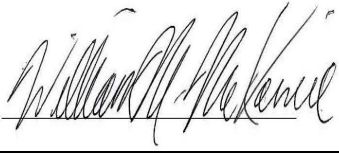
ATTACHMENTS:

1. Future Agenda Items List 12-16-2025 LV

APPROVAL/REVIEW:

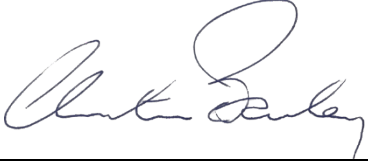
Leticia Vacek, City Secretary

Date: December 08, 2025



William McKamie, City Attorney

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 09, 2025

City Council Future Agenda Items/Meetings

Future Agenda Items/Future Council Meetings

Jan. 6th	Consider Repealing Ordinance on Horse Drawn Carriages	Leticia Vacek, City Secretary
Jan. 6th	Annual Department Update	Bizzell, Vorauer, Becker
Jan. 20th	Ordinance Amendments to Solicitor's Permits/Animal Control Fees	Police Chief Vorauer
Jan. 20th	Annual Department Update	Kneese, Schmidt, Cross, Wareham
Jan. 20th	2026 Award of HOT Funding	Krista Wareham, Finance
Director		
Jan. 20th	CVB Quarterly Update	David Shields, CVB Chair
Jan. 20th	Ordinance for Community Room Use/Fee at New City Hall	Garret Bonn, ACM

Upcoming Meetings/Events

Jan. 6th	Regular City Council Meeting – 9am @ City Hall East Campus
Jan. 13th	Special Council Meeting - HOT Funding Applications - 5:30pm @ City Hall East Campus
Jan.14th	Coffee with the City Manager -8am @ Cardinal Room
Jan. 20th	Regular City Council Meeting – 9am @ City Hall East Campus
Jan. 27th	Citizen University – 6pm – location TBD
Feb. 3rd	First Regular City Council Meeting - 9am @ New City Hall Chambers



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 16, 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. (Attorney-Client Privilege)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Governance

ATTACHMENTS:

None

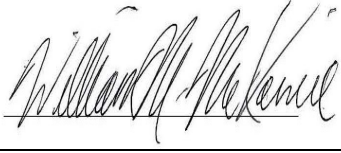
APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: December 02, 2025

Garret Bonn, Assistant City Manager

Date: December 02, 2025



William McKamie, City Attorney

Date: December 08, 2025



Leticia Vacek, City Secretary

Date: December 09, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM:

MEETING DATE: December 16, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss Real Estate in the vicinity of US 290E and Heritage Hills Drive pursuant to Texas Government Code Section 551.072. (Real Estate)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Government Vision

ATTACHMENTS:

None

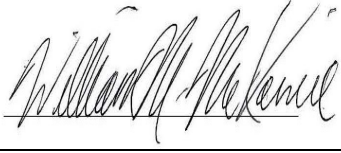
APPROVAL/REVIEW:

Clinton Bailey, City Manager

Date: December 03, 2025

Garret Bonn, Assistant City Manager

Date: December 03, 2025



William McKamie, City Attorney

Date: December 03, 2025



Leticia Vacek, City Secretary

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Garret Bonn, Assistant City Manager

MEETING DATE: December 16, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Legal Matters Update pursuant to Texas Government Code Section 551.071. (Attorney-Client Privilege)

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: December 02, 2025



Garret Bonn, Assistant City Manager

Date: December 02, 2025



William McKamie, City Attorney

Date: December 02, 2025



Leticia Vacek, City Secretary

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary

TO: Mayor & City Council Members

FROM: Leticia Vacek, City Secretary

MEETING DATE: December 16, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and discuss the appointment, reappointment, or reassignment of City Board/Commission members to fill vacancies on the Zoning Board of Adjustment pursuant to Texas Government Code Section 551.074. (Personnel)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

Mobility

Small Town Sensitive Growth

Governance

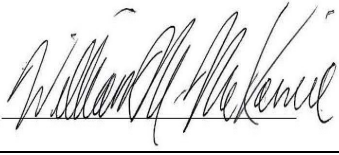
ATTACHMENTS:

None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: December 08, 2025



William McKamie, City Attorney

Date: December 08, 2025



Leticia Vacek, City Secretary

Date: December 09, 2025



Clinton Bailey, City Manager

Date: December 10, 2025



CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager

TO: Mayor & City Council Members

FROM: Clinton Bailey, City Manager

MEETING DATE: December 16, 2025

CATEGORY: EXECUTIVE SESSION

CAPTION: Consider and Discuss the position of City Attorney for appointment, reappointment, or reassignment pursuant to Texas Government Code, Section 551.074 (Personnel).

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality

Workforce

Tourism

City Center

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Small Town Sensitive Growth

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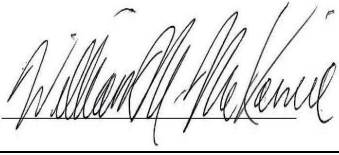
ATTACHMENTS:

None

APPROVAL/REVIEW:

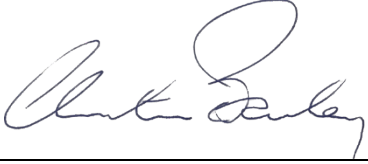
Leticia Vacek, City Secretary

Date: December 08, 2025



William McKamie, City Attorney

Date: December 08, 2025



Clinton Bailey, City Manager

Date: December 10, 2025