



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, October 7, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:

Jeryl Hoover, Mayor
Emily Kirchner, Mayor Pro-Tem
Bobby Watson, Councilmember
Tony Klein, Councilmember
Todd Eidson, Councilmember

City Staff:

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

1. **CALL TO ORDER**

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

2. **INVOCATION**

Cody Carnett, Pastor at Trinity Church delivered the Invocation.

3. **PLEDGES OF ALLEGIANCE**

Mayor Jeryl Hoover led the Pledges.

4. COUNCIL COMMENTS

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

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

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

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

5. CONSENT AGENDA ITEMS

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

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

6. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

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

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

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

- iii Hold Public Hearing
- iv No Action
- C. Hold a Public Hearing for Annexation request by Mark Cornett for Clint and Amy Beicker for the Property located at 612 Hollmig Lane, also described as approximately 39.345 acres out of the George Debrant Survey No. 42, Abstract No. 180 in Gillespie County, TX. (Cliff Cross, Development Services Director)
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv No Action
- D. Hold a Public Hearing for Request Z-2515 by Mark Cornett with Cornett Engineering requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for approximately 39.345 Acres of Land Located at 612 Hollmig Lane. (Cliff Cross, Development Services Director)
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv No Action

Mayor Hoover explained that Items 6B, 6C, and 6D Public Hearings on 612 Hollmig Lane would be conducted together. He added that no action would be taken today. Mayor Hoover announced Item 6B, annexation of a portion of right-of-way of approximately 1.364 acres consisting of a portion of Hollmig Lane currently in the ETJ and maintained by Gillespie County. Item 6C being the annexation request by Mark Cornett for Clint and Amy Beicker, and Item 6D is the request for land use change. Anyone who has not signed up to speak, who wishes to, will also be allowed to speak.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Hoover declared the public hearing closed.

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

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

Mayor Hoover announced a five-minute break.

7. ITEMS FOR FUTURE AGENDA

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

8. EXECUTIVE SESSION

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

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

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

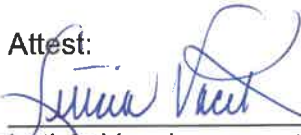
Mayor Hoover reconvened the Executive Session at 10:51 am and announced that action was in order. The following action was taken.

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

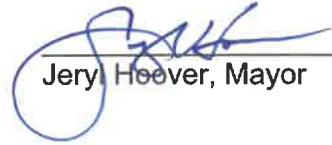
9. ADJOURN

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

Attest:



Leticia Vacek, TRMC, CMC, MMC
City Secretary



Jerry Hoover, Mayor