



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, October 21, 2025 ~ 9:00 AM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:

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

City Staff:

Clinton Bailey, City Manager
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Mick McKamie, City Attorney
David Kellam, Finance Manager
Cliff Cross, Director, Development Services
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
Laurie Cassidy, Deputy City Secretary
Brandon Gold, Assistant IT Director
Cody Otis, IT Specialist
Alyssa Rivera, PD Outreach Specialist

1. CALL TO ORDER

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

2. INVOCATION

Tim Bowyer with St. Barnabas Episcopal Church delivered the Invocation.

3. PLEDGES OF ALLEGIANCE

Mayor Jeryl Hoover led the Pledges.

4. COUNCIL COMMENTS

Councilmember Eidson reported that on October 12th he attended the Bier, Boots, & BBQ event for the Grace Center. He noted they provide excellent services in our community and announced that October is Domestic Violence Awareness Month. This Friday is Purple Friday if you have purple in your closet, wear it to spread awareness. October 20th was the Chamber Board meeting. This week is the Food and Wine Festival. The Chamber Board is

working on their budget and on recruiting new board members for next year and on the upcoming Christmas Parade.

Councilmember Klein reported he attended Commissioner's Court and noted a Commissioner is in attendance today. He also shared there were a number of protesters and people wanting to speak about the battery plant, which is an issue that's coming out across the community. He also reminded everybody that early voting began this week so vote early.

Mayor Pro-Tem Kirchner shared that earlier this month she attended the Greater Mason Venture Fest, which is part of a statewide effort on entrepreneurship. While there she was able to see the Fredericksburg ISD Incubator Education Program. They are in need of mentors and coaches for these entrepreneurial kids in high school. She attended the Hill Country Night Sky Team meeting through the Hill Country Alliance last week and reported good progress is being made throughout the Hill Country. On November 15th Party in the Park will be held at Lady Bird Johnson Municipal Park from 12:00 to 4:00 pm.

Councilmember Watson reported on October 17th he attended the Economic Development Commission meeting. He shared the Chamber reported the apartment occupancy rate is at 92%. That includes the 600 new apartments that came online last year. He reported that the Fredericksburg Food and Wine Fest is this week and shared almost 3,000 tickets to the events have already been sold. He thanked the City Water and Street Departments for their work repairing a water leak on Llano Saturday morning. He also congratulated Cabernet Grill, Burt Wells, and their son Hunter for being presented with the Doc McPherson Award on October 3rd.

5. CONSENT

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

- A. Consider approval of City Council Minutes for the Regular Meetings of September 16, 2025 and October 7, 2025. (Leticia Vacek, City Secretary).
- B. Consider approval for the purchase of Water Department Equipment included in the Fiscal Year 2026 budget not to exceed \$560,115.57

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

6. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

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

Mayor Pro-Tem Kirchner moved to approve Resolution 2025-27 approving the City of Fredericksburg's Title VI Plan. Councilmember Watson seconded the motion. The motion carried unanimously.

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

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

Mayor Hoover reported several people have signed up to speak on this item. The applicant will have a presentation first and then Cliff Cross, Director of Development Services, will speak. Cliff noted this is the third stage of the annexation process. September 16th was the first Public Hearing. October 1st the Planning and Zoning Commission reviewed the land use and a recommended zoning classification and underlying zoning district, and then on October 7th the second Public Hearing was held for the right-of-way and land use action. He noted formal action can be taken today.

Kory Keller, partner of Horizon Development and applicant spoke candidly regarding the frustration on all sides. He asked for grace to find a solution, if possible. He spoke regarding stormwater issues. He suggested a meeting or workshop directly with the residents to answer all questions. The developer/applicant is seeking direction to move one way or another. They would like to get everyone on the same page and are looking for common ground. They want the Council to receive all necessary data to make an informed decision.

The Council discussed putting a hold on this item until a small committee with the city and county officials can meet to discuss and find solutions to the various concerns such as regional drainage and traffic safety.

Jeff Dittmar reported they are getting water from multiple areas. He suggested interested parties get together to discuss issues with the county and work to find the solution. He noted the need for a water treatment plant to catch the water and put it back into the aquifer.

Councilmember Klein moved to table approval of Ordinance 2025-37 until November 4th and review any updates at that time. Councilmember Eidson seconded the motion. The motion carried unanimously.

George Studor noted the group needs to keep the safety of the children traveling to and from school in mind.

Cliff Cross reported that the traffic impact analysis was completed. Kris said this has been reviewed internally and estimates received for a new traffic signal would cost approximately \$500,000 for each traffic signal.

Marshall Hefly, neighbor off Bob White Trail, shared his concern with the traffic off Hollmig Lane from the new apartment complex. He is also concerned with the safety of the children traveling to and from school. He asked if this cost could be passed on to the developer.

David Maurer shared his concerns with the current drought and Stage 4 water restrictions. He also noted the biggest issues are drainage and lack of water.

Deborah Youngblood with Pedernales River Alliance reported she was asked to look at the drainage issue everyone is speaking about. After following the water, she believes there is a solution almost ready. The water could be corralled. To make it work, need native plants to clean the water and slow the flow of water down. Water

is seeping into the aquifer, needs to be controlled. She requested being able to attend the meeting/workshop when the group is formed.

Tom Musselman, Planning & Zoning Commission, expressed his concern with lack of water. He suggested, as part of the application review process, the departments look at sewer and water capacity and maybe add a check box for this on the application to confirm capacity.

Janet Baird spoke and asked why all homes don't have their own water collection system.

City Manager Bailey will commit to set up a meeting with the county next week as well as a meeting with the developer and residents and provide the Council with an update at the next meeting.

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

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

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

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

Councilmember Klein moved to table request Z-2515, the approval of Ordinance 2025-38 and Ordinance 2025-39 to the November 4 meeting. Councilmember Eidson seconded the motion. The motion carried unanimously.

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

i. Presentation by applicant

ii. Presentation by staff

iii. Public Comment

iv. Take Action - Approve Ordinance 2025-40 for the ROW Annexation

Councilmember Klein moved to table approval of Ordinance 2025-40 to the November 4th meeting. Councilmember Eidson seconded the motion. The motion carried unanimously.

- E. **Request Z-2518:** By Sitman Wainright to Consider a Conditional Use Permit (CUP) Per Section 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution, and Light Manufacturing uses for the property legally described as Kerr Rd Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas. (Cliff Cross, Director of Development Services)

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action - Approve Ordinance 2025-41 for the Conditional Use Permit

Cliff Cross explained the original conditional use permit (CUP) at 977 Kerr Road expired in August. The applicant is requesting a CUP to establish and operate a warehousing and distribution and light manufacturing facility. The Planning & Zoning Commission reviewed the new application and they have recommended approval of the CUP. The applicant was not in attendance. The Council discussed retention requirements. They do have a retention pond.

Mayor Hoover declared the Public Hearing open. There being no comments, Mayor Hoover declared the Public Hearing closed.

Councilmember Klein moved to approve Ordinance 2025-41. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- F. **Request Z-2519:** By Stan Klein Architect to Consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighborhood Commercial for property legally described as Allen Addn Lot 128B-AR, Located at 648 and 652 Post Oak Road, Fredericksburg, Texas. The applicant is requesting to operate a Club or Lodge in a C1-Neighborhood Commercial District.(Cliff Cross, Director of Development Services)

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action on the Conditional Use Permit - Approve Ordinance 2025-42 for the Conditional Use Permit

Councilmember Klein abstained from Item 6F.

Stan Klein, the applicant, reported the annexed property is zoned as C1. The requested use is not permitted so he is asking for a Conditional Use Permit (CUP). Neighbors look forward to the new facility, which will provide more services. The plan is to expand the existing building and add kitchen and outside venue, along with 128 parking spaces. Planning & Zoning Commission recommended approval for club and lodge use. P&Z also took additional action to approve the site plan with impervious cover well within the maximum required. They also reviewed stormwater detention and parking; all requirements have been met.

Mayor Hoover declared the Public Hearing open. There being no comments, Mayor Hoover declared the Public Hearing closed.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2025-42. Councilmember Eidson seconded the motion. The motion carried unanimously.

- G. **Request Z-2520:** By Mustard Architects to Consider a Conditional Use Permit (CUP) Per Section 3.220 CBD-Central Business District and Section 3.7000 (PUD) for property legally described as FBG ADDN BLK 40 LOTS 579, 580, 581 AND 582, G E CO UNMBR LOTS LOT GE UNMBR LOT ADJOINS FBG ADD BLK 40 LOTS 579 AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S. LLANO ST., FREDERICKSBURG, TEXAS.

The applicant is requesting a Land Use Change from Downtown Central Business

District (CBD) to Commercial (C) (Mixed Use Community/Corridor Place Type and a Zoning Change from Central Business District (CBD) and Open Space (OS) to a Planned Use Development (PUD) to accommodate the proposed mixed-use development including a hotel, lodging, restaurant and mixed-use retail services. (Cliff Cross, Director of Development Services)

i Presentation by the Applicant

ii Presentation by the Staff

iii Hold Public Hearing

iv Take Action on the Conditional Use Permit - Approve Ordinance 2025-43 for the Conditional Use Permit

v Take Action on Land Use Change - Approve Ordinance 2025-44 for the Land Use Change

vi Take Action on Zoning Change For PUD - Approve Ordinance 2025-45 for the Zoning Change

Ross Hamilton, Development Manager and applicant, noted they are requesting a Conditional Use Permit (CUP) for winery and tasting room located off E. Ufer Street. He shared that Llano Estacado Winery is one of the oldest and largest wineries in the state of Texas. This location has had a few unsuccessful attempts to be developed previously. The hope is to provide an anchor point and destination to encourage pedestrian traffic between the property and Main Street, building upon the pedestrian bridge and providing much needed public parking.

Whitney shared the design vision which includes multiple one, two, and three-story buildings (five total) with winery, retail and a boutique hotel. There will also be green space, open environment hike and bike trail for locals and guests. The site includes four primary access points, two through the vehicular parking lot site, one dedicated hotel entry point, and one on the retail side. There will also be a pedestrian entry point off Llano Street. All will be unique and relatable in Fredericksburg style. They will be developing and improving Llano Street to provide for fire truck access as well as meeting all flood plain requirements. The Council discussed.

Cliff Cross noted the Planning & Zoning Commission has reviewed this request as part of the PUD rezoning process to address unique challenges such as flooding. The P&Z also reviewed land use and zoning and recommended approval. He explained in order to obtain the PUD you need a CUP. Three ordinances are coming forward today, conditional use permit (CUP), land use change to commercial mixed-use community corridor, and then zoning change to a planned unit development. All parking requirements have been met. The line-of-sight height issues have been addressed as well as the permitted uses in the PUD and what is not allowed.

Mayor Hoover declared the Public Hearing open.

George Studor spoke on behalf of Duncan Holmes, sharing his concern with handicap accessible accommodation for all people. Cliff Cross noted this has been reviewed. Van access, parking spaces, and all ADA requirements will be met.

Mayor Hoover declared the Public Hearing closed.

Councilmember Eidson moved to approve Ordinance 2025-43 for the Conditional Use Permit. Councilmember Klein seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to approve Ordinance 2025-44 for the land use change. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

Councilmember Eidson moved to approve Ordinance 2025-45 for the Zoning Change for PUD. Councilmember Klein seconded the motion. The motion carried unanimously.

7. OTHER ACTION ITEMS AND UPDATES

- A. Chris Elliott from the Texas Historical Commission presented an update on Fort Martin Scott operations and recent events. He also shared a proposal to transform the former Texas Rangers facility into 'Texas Untamed'. Chris noted this will be an interactive, hands-on educational center for children. The Council expressed support for a continued partnership and further discussions on activating and developing the site. Chris introduced Joseph Bell and Shannon Smith, also with the Texas Historical Commission.

Mayor Hoover called a five-minute break at 11:05 am.

8. CITY MANAGER'S REPORT

- A. Tim Lehmberg, EDC Director, provided a comprehensive quarterly update to the Council on sales tax, building permits, real estate transactions, lodging, employment, and development population projections. He highlighted the general slowdown in growth, a stable but flat sales tax, and the ongoing challenges in housing, labor, and business activity.

9. ITEMS FOR FUTURE AGENDA

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

10. EXECUTIVE SESSION

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

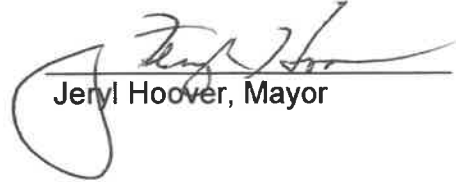
- A. Consider and discuss the Civil Action No. 1:24-CV-00701-D11 Joseph Brillhart, Laura Brillhart, and Sally Clark, Plaintiffs, v. City of Fredericksburg, Texas, pending United States District Court for the Western District of Texas, Austin Division (551.071).
- B. Legal Matters Update - Texas Government Code Section 551.071. (Mick McKamie, City Attorney)

Mayor Hoover announced the Council would convene into Executive Session at 12:09 pm.

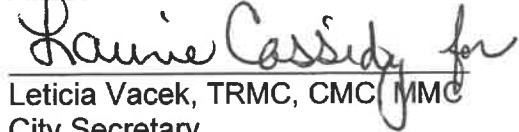
Mayor Hoover reconvened the Executive Session at 12:14 pm.

11. **ADJOURN**

There being no further discussion, Mayor Hoover adjourned the meeting at 12:15 pm.


Jeryl Hoover, Mayor

Attest:


Leticia Vacek, TRMC, CMC, MMC
City Secretary

Laurie Cassidy
Deputy City Secretary