



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, February 17, 2026 ~ 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
Cliff Cross, Director Development Services
Kris Kneese, Public Works/Utilities Director
Krista Wareham, Finance Director
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Parks/Recreation Director
Sean Doerre, Public Information Officer
Aaron Anderegg, IT Director
Maria Garcia, Asst. City Attorney
Laurie Cassidy, Deputy City Secretary
Susana Huerta, Asst. Director Development Services
Tyler Hooper, Asst. Director of Finance
Brandon Gold, Asst. IT Director
Cody Oris, IT Specialist
Alyssa Rivera, PD Outreach Specialist

- 1. CALL TO ORDER**
Mayor Hoover called the meeting to order and noted a quorum was present.
- 2. INVOCATION**
City Resident Janice Smith delivered the Invocation.
- 3. PLEDGES OF ALLEGIANCE**
Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

- A. Mayor Hoover and the City Council recognized Evelyn Weinheimer's Retirement and Service to the Gillespie County Historical Society. Mayor Hoover presented Ms. Weinheimer a Certificate of Appreciation.
- B. Ashley Morris recognized the Hill Country Red Cross and United Methodist Church for their Partnership during Winter Storm Fern. Ms. Morris presented representatives from the Hill Country Red Cross and United Methodist Church with Certificates of Appreciation.

5. COUNCIL COMMENTS

Councilmember Eidson reported on February 3rd he attended the first 2026 Citizen University Class. On February 4th he attended a Zoom call with the CVB search committee where the 12 applicants were narrowed to four. He added that the committee will conduct interviews via Zoom later in the week. On February 13th he shared he attended Emergency Management Training at the EOC.

Councilmember Klein reported his attendance at the Commissioners Court meeting where he learned the County is being counter-sued by the group out of Harper. He mentioned the passing of James "J" Hardin Perry, a former Councilmember who was instrumental in the formation of Marktplatz.

Mayor Pro-Tem Kirchner reported early voting has started for County, State and Federal offices. She attended the first Citizen University along with Councilmembers Watson and Eidson. She noted it is a great class and is excited to see what the class project will be. She announced that the Fredericksburg ISD Bond Election is slated for May 2, 2026 for 160 million dollars. Lastly, she shared if you have not visited Cross Mountain Park, you should plan to go, it is educational and fun. She added that the Nimitz Rotary and Native Plant Society have made improvements to the trail.

Councilmember Watson shared he also attended Citizen University. On February 9th he attended his first Parks Foundation Board Meeting and was elected to the Board. On February 17th he will attend the Airport Board meeting and reported the airport remains busy with record fuel sales. On Friday he will attend the EDC Board Meeting.

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 the Minutes of the City Council Regular Meeting of February 3, 2026. (Leticia Vacek, City Secretary)

Councilmember Klein moved to approve Consent Agenda Item 6A as presented. Councilmember Eidson seconded the motion. The motion carried unanimously.

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Request Z-2522:** By Judy K Feller, to Consider the Following: (Cliff Cross, Director of Development Services)

A Zoning Change from Single-Family Residential (R1) to Commercial (C2) for Property Located at 707 N. Milam Street.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-07 for the Zoning Change

The applicant was not present, and Cliff Cross explained that the applicant, Judy K. Feller, submitted a Land Use and Zoning Change request for approximately .49 acres of land located at 707 N. Milam Street. The applicant is requesting a Land Use Change to Commercial (C) (General Commercial Place Type) and a zoning change from R1, Single-Family Residential to C2, Commercial.

Staff did not recommend approval of a Land Use/Place Type Change from the current Mixed-Use Community / Corridor Place Type) to a General Commercial Place Type and only recommended approval of the rezoning from Single-Family Residential (R1) to Neighborhood Commercial (C1) for the Property Located at 3707 N. Milam Street.

The Planning and Zoning Commission recommended denial of the rezoning request based upon concerns of spot zoning and neighborhood compatibility. Action of the City Council would require a 3/4 favorable vote for approval.

Mayor Hoover declared the Public Hearing open and there being no comments, he declared the Public Hearing closed.

Councilmember Klein moved to approve Item Z-2522 for the Zoning Change from Single-Family Residential (R1) to Commercial (C1) for Property Located at 707 N. Milam Street. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

- B. **Request Z-2523:** By P.V. McMinn with Nuvista Development LLC, to consider a Conditional Use Permit per Sec. 3.200 for 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 - Approve Ordinance 2026-08 for the Conditional Use Permit (CUP)

Mr. P.V. McMinn presented Nuvista Development LLC's request for consideration of Conditional Use Permit of Townhome Use for property located at 1032 South Milam Street.

Cliff Cross stated this is a new request for a Conditional Use Permit for the 4.87-acre site (Lot 1R-1A) within the 14.5-acre development. This CUP would only apply to Lot 1R-1A which is proposing the 19-Unit Townhome Development. After staff review it was determined this development meets all the development requirements.

He added that Staff is in favor of approval with conditions denoted in Ordinance 2026-08, Exhibit B. Planning and Zoning Commission did not provide a formal recommendation, therefore, Council approval of this request requires a super majority vote.

Mayor Hoover declared the Public Hearing open and called upon citizens registered to speak.

Marlene Pylate, resident and President for Windcrest Patio Homes HOA shared she is in favor of the plan and asked the Council to vote in favor with the conditions outlined.

Tim Dooley stated he is happy they have come together with Mr. McMinn to reach an agreement. He thanked Mr. McMinn for listening to the concerns of neighbors. Mayor Hoover asked why the P&Z took the action it did. Mr. Dooley noted they had a unique situation with nine board members, two with direct conflicts that recused themselves, two members were absent, leaving five voting members. Three voted against the item and two voted in favor.

Jim Wilhite, resident and board member for Windcrest Patio Homes HOA, asked about sidewalks. Mr. McMinn stated he could incorporate sidewalks in front of each of the 19 townhomes.

Ron Woellhof, Board of Directors for the Windcrest Townhomes Assoc. noted he does not disapprove of the townhomes, but he would like to see the sidewalks included in the plan.

There being no other speakers, Mayor Hoover declared the Public Hearing closed.

Councilmember Eidson moved to approve Item Z-2523 NuVista Development at 1032 South Milam with the six conditions: 1) Require a 20-foot-wide buffer zone between the NuVista Keller Oaks Project, on the one hand, and the properties of Windcrest Townhomes, on the other hand. 2) Require an easement for maintenance and repair of the retaining wall of Windcrest Townhomes. 3) Require a construction workday from 7:00am to 7:00pm. 4) Allow the City to have a say in which trees will be preserved, either through removal to another location on Keller Oaks or where they stood originally. 5) 90 Day Plat Submittal Timeframe. 6) Sidewalks to City Standards constructed along the front of townhome lots along Crestview Circle to an access point at Highland Boulevard. (Ordinance 2026-08, Exhibit B). Mayor Pro-Tem Kirchner seconded the motion. A roll call vote was taken and the motion carried unanimously as follows:

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

NAY: None

ABSENT: None

- C. **Request Z-2602:** Proposed text amendments to the City's Zoning Code Regarding The Reapplication Timeline for Zoning Amendments and Conditional Use Permits. The proposed text amendments are for section 5.270 (Action by the City Council) and Section 5.470 (Actions by the City Council).

(Cliff Cross, Director of Development Services)

- i Presentation by the Staff
- ii Hold Public Hearing
- iii Take Action - Approve Ordinance 2026-09 for the Text Amendment

Cliff Cross presented the resubmittal timeline and proposed text amendments to the reapplication time limit associated with rezoning requests and conditional use permits. It was noted that the zoning ordinance currently does not restrict the reapplication time limit when an application is denied. The proposed amendments pertain to section 5.270 for rezoning requests and section 5.470 for conditional use permit requests. He reported that the Planning and Zoning Commission recommended approval of the text amendment as presented.

Mayor Hover opened the Public Hearing and with no comments closed the Public Haring.

Councilmember Watson moved to approve Ordinance 2026-09, text amendments to section 5.270 for rezoning requests and section 5.470 for conditional use permit requests. Councilmember Klein seconded the motion. The motion carried unanimously.

- D. Consideration and Possible action on Budget Amendment (Ordinance 2026-06) relating to a Request from the Market Square Redevelopment Commission (MSRC) for Use of Unallocated Funds for the Glockenspiel Project (Tim Crenwelge, MSRC Chair) - To be considered after Council action on Item 8B.

Mayor Hoover announced that said item would be addressed after Item 8B.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider approval of an Operating Agreement with the Texas Historical Commission Relating to City-Owned Property Near the Intersection of US 290E and Heritage Hills Drive, formerly referred to as the Former Texas Rangers Heritage Center (Chris Elliott, Texas Historical Commission)

Chris Elliott, Chief Historic Sites Officer with the Texas Historical Commission, presented information on the future plan for expansion of Fort Martin Scott to take in the property formerly referred to as the Former Texas Rangers Heritage Center.

Mayor Hoover recognized Tim Dooley. Mr. Dooley noted he approves of this project. He referenced Section 2 (Maintenance and Operations) of the Operating Agreement allowing residents of the city to gain access for free. He asked if the County residents would also be allowed access for free. Mr. Elliott responded yes that wording could be added to the agreement. The Council discussed the operating agreement terms and time frame to begin operations.

After consideration, Mayor Pro-Tem Kirchner moved to approve the Operating Agreement with the Texas Historical Commission Relating to City-Owned Property Near the Intersection of US 290E and Heritage Hills Drive. Councilmember Klein seconded the motion. The motion carried unanimously.

- B. Consider approval of an Agreement between the City of Fredericksburg and the Pedernales Creative Arts Alliance (PCAA) for Design and Construction of a Glockenspiel at Marktplatz (Mike Zenner, PCAA)

Mike Zenner presented information on the Bell Tower. He reported they will have a committee of four that will work with the City Parks Department on maintenance after the project has been completed and donated to the City. The maintenance cost was stated to be \$3,500 per year. Mr. Zenner added that they will be mindful of the activities at Marktplatz during their construction phase.

Eric Hammersen questioned the use of HOT Funding for the Glockenspiel Project. Mick McKamie responded that said project qualifies.

Councilmember Klein moved to approve the Agreement between the City of Fredericksburg and the Pedernales Creative Arts Alliance (PCAA) for Design and Construction of a Glockenspiel at Marktplatz. Councilmember Watson seconded the motion. The motion carried unanimously.

7D. Consideration and Possible action on Budget Amendment (Ordinance 2026-06) relating to a Request from the Market Square Redevelopment Commission (MSRC) for Use of Unallocated Funds for the Glockenspiel Project.

Tim Crenwelge, MSRC Chair, thanked PCAA for leading the charge of the Glockenspiel Project. He mentioned the MSRC and the PCAA are both committed to raising \$400,000 in funding contributions. They requested \$125,000 of the \$133,000 from unspent City funds from the Food and Wine Fest. He noted they have \$56,000 from their last fundraiser and would like to commit \$50,000 for a total of \$175,000 towards their commitment of \$400,000.

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

Garret Bonn noted there are two aspects to this item: 1) approval of the Ordinance and 2) the reallocation of unspent funds.

Mayor Pro-Tem Kirchner moved to modify her motion to approve Ordinance 2026-06 amendment to the city budget and reallocation of the John William Klein Room unspent funds. Councilmember Klein seconded the motion. The motion carried unanimously.

Tim Crenwelge expressed his excitement at the Glockenspiel Project. He shared the German word "Gemütlichkeit" meaning feeling of warmth and coziness and warmth of human companionship.

Mayor Hoover recessed the meeting for a five-minute break. Mayor Hoover reconvened the meeting and addressed Item 8C.

- C. Consider approval of the Contract with the Gillespie County Elections Administrator for Joint Election Services for the City of Fredericksburg's General Election to be held on May 2, 2026. (Leticia Vacek, City Secretary)

Leticia Vacek noted that last year staff were directed to move forward with jointly working with Gillespie County Elections Administrator to contract the City's General Election. She added that the contract for consideration will allow the City to move forward and contract with Gillespie County Election Office for election services for the City as well as a Joint Election with the Fredericksburg ISD for their bond election. This will be a shared cost between the City and the Fisd. All early voting and election day voting will be held at the Gillespie County Elections Office.

Annette Bennett and Carol Hammerson both stated they had their questions answered by the City Secretary and declined to speak.

Councilmember Eidson moved to approve the Contract with the Gillespie County Elections Administrator for Joint Election Services for the City of Fredericksburg's General Election to be held on May 2, 2026. Councilmember Klein seconded the motion. The motion carried unanimously.

- D. Consider selection and approval of Kimley Horn to assist the City in the development of a Unified Development Code and authorize the City Manager to negotiate a professional services contract up to \$175,000.00 for the initial phase of the project. (Cliff Cross, Director of Development Services)

Cliff Cross reported the bid process began in late November. He shared staff received 13 responses to the RFQ. The review committee evaluated the proposals based upon a ranking system and identified the top four firms which included Kimley Horn, Halff, Kendig Keast, and Freese & Nichols. Based upon completion of the reviews and ranking of the responding firms, staff recommended the approval of Kimley Horn to assist with the development of a Unified Development Code, and authorize the City Manager to negotiate a Professional Services Contract up to \$175,000.00 for the initial phase of the project.

Mayor Pro-Tem Kirchner moved to approve Kimley Horn as recommended by staff for the development of a Unified Development Code and authorized the City Manager to negotiate a professional services contract up to \$175,000.00 for the initial phase of the project. Councilmember Watson seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT


City Manager Bailey had no Manager's Report.

10. ITEMS FOR FUTURE AGENDA

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

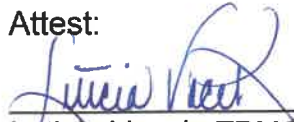
11. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 11:27 am.



Jeryl Hoover, Mayor

Attest:



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