



City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, April 7, 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, Director, Public Works/Utilities
Krista Wareham, Director, Finance
Brian Vorauer, Police Chief
Lynn Bizzell, Chief Fire/EMS
Andrea Schmidt, Director, Parks/Recreation
Sean Doerre, Public Information Officer
Aaron Anderegg, Director, IT
Laurie Cassidy, Deputy City Secretary
Tyler Hooper, Asst. Director, Finance
Brandon Gold, Asst. Director, IT
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**
Christine Burdick, Fredericksburg resident delivered the invocation.
3. **PLEDGES OF ALLEGIANCE**
Mayor Hoover led the Pledges.

4. CEREMONIAL MATTERS/EMPLOYEE RECOGNITION

- A. Evan Williamson, Asst. Director of Public Works/Utilities recognized the Electric Department Staff for the Award of "No Loss of Time" for 40 consecutive years of no accidents from the Texas Electric Cooperatives.
- B. Andrea Schmidt, Director of Parks & Recreation recognized Brian Roeder & Christian Castruita for Building & Installing the new Dog Park Water Fountains.

The Mayor and Council thanked the Electric Department for their continuance of no accidents. Brian and Christian were applauded for the new water fountains at the Dog Park.

5. COUNCIL COMMENTS

Councilmember Eidson reported that on March 23rd he attended the Chamber Board Meeting. On March 24th he attended the CVB Board Meeting and recognized Cliff Cross for his presentation on March 25th at the Chamber Leader's Breakfast. He added that on March 25th he also met with the former Mayor of Edmond, OK to discuss public art initiatives. Additionally, he attended the Fisd Board Meeting where the Casa Uber Alles Team was recognized for their National Award. On March 31st and April 1st he attended the Texas Association of Builders Board Meeting in Bastrop. Lastly, on April 6, he attended the groundbreaking for the new Raquet Club.

Councilmember Klein shared the Market Square Redevelopment Committee is getting close to reaching their goal on the start-up of the Glockenspiel Project. The Nimitz Rotary Club donated funds towards the music portion of the project. He reported that he also attended the Commissioners Court Meeting.

Mayor Pro-Tem Kirchner thanked Marcella Eckhardt for noticing the wonderful work the Parks Department did at the Dog Park. She mentioned that Eric and Carol Hammersen are New Legislators with the Texas Silver Hair Legislators, a group of senior citizens that advocate for Seniors throughout the state. The Hammersen's will be representing Gillespie County.

Councilmember Watson reported that the Airport Board Meeting was held on March 17th and the T-Hangers are 100% full with 36 on the waitlist. He announced that there will be a T6 Fly-in on April 23-25th. He reported that Crosswind School has 29 students, while TacAero has 168 students year-to-date. On March 25th he attended the Chamber Leaders Breakfast. On March 26th he attended the annual Touch-A-Truck Event and Farmers Market at Marktplatz. On March 27th he attended the EDC meeting at which time it was announced that sales tax year-to-date through March is down almost 2%. On April 6th he attended the Raquet Club Groundbreaking. Lastly, he reported that the Chamber will host a Candidate Forum on April 13th at the Fredericksburg Theatre.

PROCLAMATION FOR PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Mayor Hoover read and presented a Proclamation for Public Safety Telecommunications Week. Telecommunications staff members were recognized by the Council for a job well done.

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 and approve the City Council Minutes for the Regular Meeting held March 17, 2026. (Leticia Vacek, City Secretary)
- B. Consider and approve the release of 0.09 acres of unimproved right-of-way within The Settlement on Town Creek Subdivision. (Evan Williamson, Asst. Director of Public Works/Utilities)
- C. Ratify the Convention & Visitors Board (CVB) Appointment of Nicole Whorton - Fischer & Wieser. (David Shields, CVB Chair)

Councilmember Watson moved to approve Consent Agenda Items 6A, 6B, and 6C as presented. Councilmember Eidson seconded the motion. The motion carried unanimously

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. **Request Z-2601:** Proposed text amendments regarding sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. The proposed text amendments are for Section 2.100 (Definitions), Section 3.210 (C-2: Commercial), Section 3.320 (M-2: Medium Manufacturing) and Section 4.500 (General Description of Commercial Use Types). (Cliff Cross, Director of Development Services)

i Presentation by the Staff

ii Hold Public Hearing

iii Take Action- Approve Ordinance 2026-14 For Text Amendment

Cliff Cross presented said item bringing all definitions into the Ordinance.

He added that the Ordinance provides that a conditional use permit would be required for the proposed four uses, sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. Mick McKamie stated that this ordinance will define the appropriate zoning uses.

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

George Studor expressed his concern with gambling and/or gaming uses. John Willome shared his concern with the location of these types of businesses.

Dan McCoy of Hill Country Chocolate addressed the Council and focused on three issues: 1) the ordinance contradicts the 2024 Comprehensive Plan; thus, it needs to be amended first. 2) A factual observation relating to the 10% requirement. 3) Currently, this avenue is not permitted, and he recommended this item be tabled.

A discussion ensued regarding the uses and case law and Attorney McKamie stated that the 10% rule has to do with case law and is used as a guideline by every attorney that has litigated it.

Annette Bennett asked how this will affect new chemicals that come on the market, as it relates to the sale of items at Vape Shops. George Studor mentioned that the 500-foot rule would not deter kids from being drawn to said shops.

Mayor Hoover declared the Public Hearing closed. A brief discussion ensued with regards to an alternative zoning of M-2.

Councilmember Eidson moved to approve Ordinance 2026-14 outlining the proposed text amendments regarding sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. Councilmember Klein seconded the motion. The motion carried unanimously.

- B. **Request Z-2604:** Proposed text amendment regarding Multiple Family Residential Uses within the C-1 Neighborhood Commercial District. The proposed text amendments are for Section 3.200 (C-1: Neighborhood Commercial) district. (Cliff Cross, Director of Development Services)

- i Presentation by the Staff
- ii Hold Public Hearing
- iii Take Action - Approve Ordinance 2026-15 For Text Amendment

Cliff reported that currently, Multi-Family Residential Uses are permitted by right. In accordance with this Ordinance, the applicant would be required to follow the Conditional Use Permit (CUP) process.

Mayor Hoover declared the Public Hearing open and with no speakers registered, declared the Public Hearing closed.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2026-15. Councilmember Watson seconded the motion. The motion carried unanimously.

- C. **Request Z-2605:** Request by Century 21, The Hills Realty to consider a Conditional Use Permit (CUP) per Section 3.510 to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 408 W. Main 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 2026-16 For The CUP

Dwight Oestreich, applicant, addressed the Council and spoke in favor of the conditional use permit.

Danielle Staudt spoke in favor of the CUP noting the ownership and operations have been in existence for the past 2 decades.

Karen Oestreich spoke in favor of the CUP having previously served on the HRB. She indicated that she and Dwight have owned the building and are properly going through the CUP process as required. She added that city staff recommended approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Attorney McKamie explained the super majority vote required for approval and noted that each zoning case should be reviewed on an individual basis.

Mayor Pro-Tem Kirchner moved to approve Ordinance 2026-16. Councilmember Watson seconded the motion. Mayor Hoover called for a roll call vote. The motion failed 3-2 with Councilmembers Klein and Eidson opposed.

Mayor Hoover recessed the meeting for five minutes. Mayor Hoover reconvened the meeting and addressed Item 9A.

9. CITY MANAGER'S REPORT

A. Fredericksburg Independent School District (FISD) Bond Proposition Update.

Matt Seidenberger, FISD Board President shared the purpose of the bond which is to build a new High School. Ann Dixon, FISD Interim Superintendent, assisted with the Bond Proposition presentation denoting the amounts for each project.

After said item, Mayor Hoover addressed Item 7D.

7. D. Request Z-2606: Request by April Laird / Frisky Kitty Cafe LLC to consider a Conditional Use Permit (CUP) per Section 3.200 to Establish and Operate a "Restaurant - Limited" use for the property commonly known as 1209 E. Main 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 2026-17 For The CUP

April Laird, applicant, presented the positive points for Frisky Kitty Café which will increase the adoption rate of cats. Ms. Laird added that all the baking will be done off-site and brought in while the coffee will be made in-house.

Cliff added that the Planning and Zoning Commission recommended approval of the Conditional Use Permit for the Frisky Kitty Cafe.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-17. Councilmember Edison seconded the motion. The motion carried with Councilmember Klein abstaining.

- E. **Request Z-2607:** Request by Kevin Spraggins with VEI Engineering to consider a Conditional Use Permit (CUP) per Section 3.210 to allow a "Drive Through or Drive-In Facilities" for the property commonly known as 720 S. Adams 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 2026-18 For The CUP

Kevin Spraggins with VEI Engineering presented their CUP request.

Cliff added that the recommendation of the Planning & Zoning Commission was for approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-18. Councilmember Eidson second the motion. The motion carried with Councilmember Klein abstaining.

- F. Consider an Ordinance amending Chapter 26, "Sexually Oriented Businesses" of the City Code addressing Definitions, Licensing, Location and Operational Regulations. (Cliff Cross, Director of Development Services)

i Presentation by the Staff

ii Take Action - Approve Ordinance 2026-19 For The Amendment.

Cliff stated that the recommendation from the Planning & Zoning Commission was for approval.

Mayor Hoover declared the Public Hearing open and with no individuals registered to speak, he declared the Public Hearing closed.

Councilmember Watson moved to approve Ordinance 2026-19. Councilmember Klein seconded the motion. The motion carried unanimously.

- G. Consideration and Action Regarding Request P-2425, A Development Plat for 405 Goehmann Lane, by Lantana Owner, LLC, including discussion and possible action on the Frederick Road Alignment Evaluation Study. (Kris Kneese, Director of Public Works/Utilities / Cliff Cross, Director of Development Services)

i Presentation by City staff

ii Presentation by Traffic Consultant - Kelly Rees, P.E. - Kimley Horn

iii Presentation by Developer

iv Hold Public Hearing

v Take Action on Development Plat, including possible action on Frederick Rd. alignment

Cliff Cross presented said item reporting some alternatives will be presented to either approve or not approve a thoroughfare plan.

Kelly Rees, P.E. with Kimley Horn presented the Frederick Road Alignment alternatives, criteria and scoring matrix. He indicated that the best alternative is the original Frederick Road Alignment. The cost was also discussed.

The Developer presented their plan and shared a two-minute video.

Mayor Hoover declared the Public Hearing open and called upon the speakers.

Michael Braden, adjacent property owner, spoke in favor of the proposed route and in favor of the property being annexed into the city.

Micah King, spoke with regards to the thoroughfare plan and expansion of the city tax base.

Jessie Barter expressed his support for the low-density project, and spoke of tourism and economic development.

Nikhila Davis stated that she would hate to see a massive thoroughfare. She added that she prefers the current quiet road.

County Commissioner Charles Olfers spoke in favor of the route, adding it has been reviewed many times. He stated the County can assist the City with this route.

Charlie Kiehne spoke regarding the impact of the project on the community.

Keith Stehling, property owner on Goehmann Lane, said he did not know of these proposed routes until last week. He stated his objection to the route.

Kris Kneese clarified what is being considered today is the development plat.

Another property owner on Goehmann Lane addressed the Council sharing that he has two manholes on his property. He added his homestead is currently being remodeled.

Graham Pearson, city resident, expressed his concerns with the traffic flow. He encouraged the Council to keep their options open.

John Crenwelge questioned bridge improvements, adding he was happy with the bridge. It was stated that there was no plan to do so as it was in the County.

Mayor Hoover declared the Public Hearing closed reminding the Council what is before them today is the approval of the development plat.

Councilmember Watson moved to remove the route line indicated on the plat. The motion died due to lack of a second. Cliff stated that with said motion the city staff could move forward with sign-off on the development plat but not obligated to that route. He stated that additional studies would then be required and this would not resolve any annexation issues with reevaluation of the Comprehensive Plan. Mayor Pro-Tem Kirchner informed the council that the city taxes on this project were not going to bring in but \$650,000 which is 13% of the five million that has been stated. Additionally, her concern is if the city annexes the development and at another point in time they decide to sell the development, what standards would be applied as the Waldorf Astoria holds very high standards. Cliff responded that the Planning & Zoning Commission has acted on this item taking into account the 90-day timeline to act on it.

Tim Dooley spoke about building the development to city specifications as it relates to streets, sidewalks, etc. He added this would need to be put into place.

After a lengthy discussion, Councilmember Klein moved to table said item to the May 5th Meeting. Councilmember Eidson seconded the motion. The motion carried unanimously.

- H. Consider adoption of Ordinance 2026-20 Amending Section 6.11 "Sidewalks," of Section 6, "Subdivision Design Standards," of Chapter 38, "Subdivision Regulations," of the City of Fredericksburg Code of Ordinances. (Evan Williamson, Asst. Director of Public Works/Utilities)

Evan Williamson presented said item.

Councilmember Watson moved to approve Ordinance 2026-20. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider and approve an amendment to LCRA Wholesale Power Supply Agreement. (Kris Kneese, Director of Public Works/Utilities)

Said item to be discussed in Executive Session. After Executive Session, no action was taken.

- B. Consider and approve a Request for Street Closure on Austin Street on May 6, 2026 coinciding with Restaurant Week. (Evan Williamson, Asst. Director of Public Works/Utilities)

Haley Wakefield presented said request for a street closure from 5pm - 8pm.

Councilmember Eidson moved to approve the street closure on Austin Street on May 6, 2026. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

9. CITY MANAGER'S REPORT

- B. Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)

It was stated that Jim Mikula asked that his item be placed on the next meeting as he had scheduled a 1:00 pm meeting that required his attendance.

10. ITEMS FOR FUTURE AGENDA

- A. City Manager Bailey presented the Future Agenda Items/Meetings List with a note that the May 19th meeting agenda would be light in order to hold a reception honoring Mayor Hoover's last meeting.

11. EXECUTIVE SESSION

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

- A. Discussion and possible action regarding an amendment to the LCRA Wholesale Power Supply Agreement — Texas Government Code Section 551.071.
- B. Legal Matters Update - Texas Government Code Section 551.071 (Mick McKamie - City Attorney).

Mayor Hoover announced the Council would recess into Executive Session at 12:46 pm to discuss Items 11A and 11B.

Mayor Hoover reconvened the meeting from Executive Session at 1:09 pm and stated that no action was necessary.

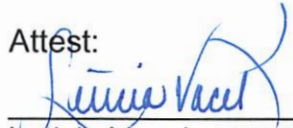
12. ADJOURN

There being no further discussion, Mayor Hoover adjourned the meeting at 1:10 pm.



Jeryl Hoover, Mayor

Attest:



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