



# City of Fredericksburg

City Council Regular Meeting Agenda  
Tuesday, May 19, 2026 ~ 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

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The City of Fredericksburg City Council will meet in a regular session on Tuesday, May 19, 2026, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: [fredericksburgtx.portal.civicclerk.com](https://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](https://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 recess 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 during 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 - Jimmy Pruitt, Pastor of the Bridge Church will deliver the Invocation**
3. **PLEDGES OF ALLEGIANCE - Mayor Jeryl Hoover will lead the Pledges**
4. **CEREMONIAL MATTERS/RECOGNITIONS**
  - A. **RECOGNITION OF SERVICE TO THE CITY OF FREDERICKSBURG:**  
Presentation to Mayor Pro-Tem Emily Kirchner.  
Presentation to Mayor Jeryl Hoover.
  - B. Presentation of Certificate of Election to Newly-Elected Mayor Randy Briley, Councilmember Tony Klein and Councilmember Gary Neffendorf. (Mayor Hoover)
  - C. Administration of Ceremonial Oath of Office to Mayor Randy Briley, Councilmember Tony Klein and Councilmember Gary Neffendorf. (Judge Shelley Becker)
5. **COUNCIL COMMENTS**
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 Joint Meeting with the Historic Review Board held April 21, 2026 and the Regular Meeting held May 5, 2026. (Leticia Vacek, City Secretary)
  - B. Consider approval of the Fiscal Year 2027 Budget Calendar. (Krista Wareham, Finance Director)
7. **ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**
  - A. Adoption of Ordinance 2026-22 accepting the canvass and declaring the Official Results for the City's General Election of May 2, 2026. (Leticia Vacek, City Secretary)
  - B. **Request Z-2608:** By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following: (Cliff Cross, Director of Development Services)

A. A Zoning Change from Single-Family Residential (R1) to Neighborhood Commercial (C1) for Properties Located at 408, 412 & 414 East Austin Street. *The Planning & Zoning Commission recommended Denial with a unanimous vote of 8-0.*

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-23 for the Zoning Change

**8. OTHER ACTION ITEMS AND UPDATES**

- A. Elect Mayor Pro-Tem for the 2026-2027 Term. (Leticia Vacek, City Secretary)

**9. CITY MANAGER’S REPORT**

- A. Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)
  
- B. Presentation by the Native Plant Society for Main Street. (Alan Kirchoff & Jonathan Watt)

**10. ITEMS FOR FUTURE AGENDA**

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

**11. EXECUTIVE SESSION**

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Sections - 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), and 551.074 (Personnel Matters).

- A. Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)
  
- B. Discussion of City Attorney Applicants/Interviews - Texas Government Code Section 551.074.
  
- C. Discussion of Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072.
  
- D. Discussion and possible action regarding an amendment to the LCRA Wholesale Power Supply Agreement — Texas Government Code Section 551.071.

## 12. ADJOURN

### CERTIFICATION

This is to certify that I, Leticia Vacek, posted this agenda at 4:00 pm on May 13, 2026, on the bulletin board at the City of Fredericksburg City Hall, 2818 E. U.S. Hwy 290, Fredericksburg, Texas.

*Leticia Vacek*

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Leticia Vacek, TRMC/CMC/MMC  
City Secretary



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:** Leticia Vacek, City Secretary  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CEREMONIAL  
MATTERS/RECOGNITIONS

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**CAPTION: RECOGNITION OF SERVICE TO THE CITY OF FREDERICKSBURG:**

Presentation to Mayor Pro-Tem Emily Kirchner.  
Presentation to Mayor Jeryl Hoover.

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**SUMMARY:**

Presentation of Outgoing Service token to Mayor Pro-Tem Emily Kirchner and Mayor Jeryl Hoover.

**BACKGROUND:**

It is customary to recognize and present the outgoing Council with a small token of appreciation for their years of dedicated service to the City of Fredericksburg.

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

No action necessary

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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

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**ATTACHMENTS:**

None

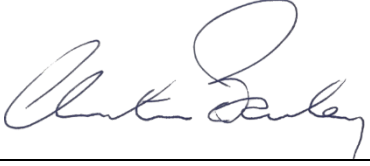
**APPROVAL/REVIEW:**



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Leticia Vacek, City Secretary

Date: May 08, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CEREMONIAL  
MATTERS/RECOGNITIONS

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**CAPTION:** Presentation of Certificate of Election to Newly-Elected Mayor Randy Briley, Councilmember Tony Klein and Councilmember Gary Neffendorf. (Mayor Hoover)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

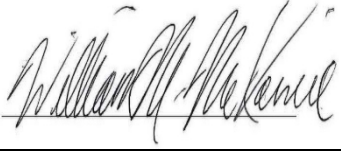
Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



William McKamie, City Attorney

Date: May 08, 2026



Leticia Vacek, City Secretary

Date: May 12, 2026



Clinton Bailey, City Manager

Date: May 13, 2026



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CEREMONIAL  
MATTERS/RECOGNITIONS

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**CAPTION:** Administration of Ceremonial Oath of Office to Mayor Randy Briley, Councilmember Tony Klein and Councilmember Gary Neffendorf. (Judge Shelley Becker)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

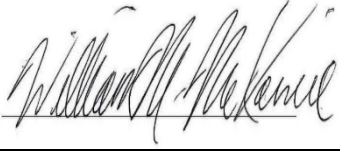
Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



William McKamie, City Attorney

Date: May 08, 2026



Leticia Vacek, City Secretary

Date: May 12, 2026



Clinton Bailey, City Manager

Date: May 13, 2026



# City of Fredericksburg

City Council Special Joint Meeting with the Historic Review Board  
Minutes

Tuesday, April 21, 2026 ~ 9:00 AM  
2818 E. US Hwy 290  
Fredericksburg, Texas 78624

## City Council:

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

## Historic Review Board:

David Bullion, Chair  
Jessica Mittel, Vice Chair  
Emily Basse  
Shawn Vinklarek  
Gilbert Gonzalez  
Sharon Joseph  
Joe Salinas (Absent)  
Amy Slaughter (Absent)

## City Staff:

Clinton Bailey, City Manager  
Garret Bonn, Asst. City Manager  
Leticia Vacek, City Secretary  
Mick McKamie, City Attorney  
Cliff Cross, Director, Development Services  
Brian Vorauer, Police Chief  
Braxton Roemer, Lt. Special Services  
Derek Seelig, Lt. Patrol Division  
Lynn Bizzell, Chief Fire/EMS  
Sean Doerre, Public Information Officer  
Maria Garcia, Asst. City Attorney  
Laurie Cassidy, Deputy City Secretary  
Brandon Gold, Asst. Director, IT  
Cody Oris, IT Specialist

## 1. CALL TO ORDER

Mayor Hoover called the joint meeting to order and noted a quorum was present and thanked the HRB Board for their presence.

## **2. OTHER ACTION ITEMS AND UPDATES**

### **A. Discussion of Policies, Procedures, and Roles of the Historic Review Board. (City Council)**

David Bullion, Chair of the Historic Review Board (HRB) thanked the Council for the joint meeting and noted several items that the board wanted direction and mitigation on in order to move forward.

Councilmember Klien asked if an additional ordinance was needed. Chair Bullion noted the current Ordinance is fine. Member Sharon Joseph mentioned that the process in place seems to stop, thereby not continuing for a resolve. Mayor Hoover asked where the ball is dropped within the steps outlined. Chair Bullion read the 6-step process adding that the process stops on Step 4. Step 6 is the placement of a lien, and the process has never reached Steps 5 or 6. He provided an example of a hole in the roof that needs repair in order to avoid demolition. Mayor Hoover asked about the lack in enforcement.

Chief Vorauer noted that each property presents unique circumstances and added that the associated fine is unlikely to affect the property owner. Braxton added that from a review of the process, there are timelines that slow the process down. Additionally, not everyone is on the same page to proceed to filing a charge. He mentioned that all departments need to be on the same page on issuing a citation, which is the reason for the inability to proceed. A lengthy discussion ensued regarding the updates, status and how cases can currently get lost in the process.

Board Member Mittel mentioned that staff had in place a person that would provide the board with an alert about a code enforcement issue and that is no longer occurring. She added that Code Enforcement would cite properties, and now, it is not known where in the system the matter is or if it has been resolved. She added that another issue is the timeline Code Enforcement is not aware of. She provided an example where a fine is paid; thereafter, does Code return to fine them again. Braxton stated that timelines are adjusted. He added that Code Enforcement does not receive information as to when plans are submitted and what the property owner is doing wrong. Chief Vorauer added that Code Enforcement has only been under the Police Department for a mere 2 years and said that at the time that they took this Division over; their list of non-compliance became longer. He mentioned that they cannot execute or remedy the list. Councilmember Klein asked if Development Services has a Historic Preservation Officer (HPO). Cliff stated that Susana is the HPO. Cliff added that it takes a court order and/or an injunction to go onto private property. He added that staff will have to go through the court order/lien process which will cost more money. Additionally, it was stated that the list of non-compliances would need to be prioritized and budgeted for the additional court order/lien process. Cliff noted that our Police Officers/Code Enforcement Officers are not HPOs either and that is not helpful. Chief Vorauer stated that some timelines that are not dependent on each other and timelines will be different. Chair Bullion stated that it would be nice to know where they are in the process. He mentioned that the HPO should keep track of same as action taken and communicate same to the board as currently, there is no progress being made. Mayor Hoover noted that it sounded as if there was a communication issue.

Mick added that the city has one of the strictest Ordinances that we have had to defend in court which has been done in the last 5 years. He added that with two of the cases; we have prevailed. He did state that there has been some enforcement activity by Code Enforcement. Mayor Hoover asked of others on the list. Mick responded that several would require significantly more money. Board Member Joseph stated that years ago, the Council placed money in the budget and now those funds are used for grants. Chair Bullion stated that the HRB's role is just to stabilize the property not to necessarily remodel.

Councilmember Eidson mentioned that the grant process currently in place needs to be expanded. Chair Bullion agreed to expand its use. Board Member Mittel stated that with the grant process, once the repair is completed, the property owner is reimbursed. Mayor Pro-Tem Kirchner mentioned that the legal department should be able to track the legal fees by adding another column for a budget conversation.

A discussion ensued with regards to demolition of properties. Mick noted that the legal cost of same is approximately \$10,000.

Tim Dooley noted that if we cannot stand with said rules, then do not have them.

It was the consensus of the Council to move forward with communication to the HRB on the status of the properties on the non-compliant listing. Additionally, the departments involved will communicate with one another to assure the list is updated.

Mayor Hoover declared an executive session at 9:53 am.

### **3. EXECUTIVE SESSION**

A. Consultation with the City Attorney pursuant to Section 551.071 of the Texas Government Code regarding pending or contemplated litigation concerning Historic Review Board decisions and appeals. (Mick McKamie, City Attorney)

### **4. ADJOURN**

There being no further discussion or action, Mayor Hoover adjourned the meeting at 11:14 am.

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Jeryl Hoover, Mayor

Attest:

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



# City of Fredericksburg

City Council Regular Meeting Minutes  
Tuesday, May 5, 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  
Maria Garcia, Asst. City Attorney  
Cliff Cross, Director, Development Services  
Kris Kneese, Director, Public Works/Utilities  
Krista Wareham, Director, Finance  
Brian Vorauer, Police Chief  
Lynn Bizzell, Fire Chief  
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

Alan Littman from the First Baptist Church delivered the invocation.

### 3. PLEDGES OF ALLEGIANCE

Mayor Hoover led the Pledges.

### 4. CEREMONIAL RECOGNITIONS

- A. Mayor Hoover recognized Krista Wareham, Director of Finance and her staff for receiving the GFOA Award for the 10<sup>th</sup> consecutive year. He also recognized all of the Finance Department Staff for their contributions to the department.

- B. Mayor Hoover read and presented a Proclamation to Leticia Vacek, City Secretary, in recognition of the 57th Annual Professional Municipal Clerks Week. He also recognized Laurie Cassidy, Deputy City Secretary, for her support to the Office of the City Secretary.

## 5. COUNCIL COMMENTS

Councilmember Eidson congratulated Tony, Randy, and Gary on the election. He noted that he attended two CVB meetings last week and the Town Hall meeting. He thanked Bobby Watson for hosting the Town Hall.

Councilmember Klein reported that he also attended the Town Hall meeting last week. He shared that at the County Commissioners' meeting due to the treasurer's decision they have a lower bond rating which they are working on. He thanked everyone who came out to vote.

Mayor Pro-Tem Kirchner congratulated those that won the election. She shared that it is happy Travel and Tourism Week, happy Small Business Week and happy Economic Development Week. She expressed that it has been a high honor to serve on Council the past four years and stated that for her, it has always been about the people.

Councilmember Watson congratulated everyone who won the election. He reported that on April 13<sup>th</sup> he attended the Fredericksburg Parks Foundation Board Meeting. On April 16<sup>th</sup> he attended the Chamber of Commerce Fun After Five Event. On April 17<sup>th</sup> he attended the CVB Meeting. On April 23<sup>rd</sup> through April 25<sup>th</sup> there was a T6 Fly In all around town. He noted in September there will be a Cessna 120 and 140 meeting of approximately 40 aircraft. He mentioned that the Chamber of Commerce Restaurant Week begins today. On May 9<sup>th</sup> the Lincoln Street Makers Market will be held. Lastly, he also attended the Town Hall meeting.

Mayor Hoover congratulated the newly elected officers. He expressed his wish today is to close the meeting by 10:30 am to allow the staff to attend employee Dennis Durst funeral.

## 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 April 7, 2026 Regular Meeting. (Leticia Vacek, City Secretary)
- B. Approve a street closure request for the Fredericksburg Morning Rotary Club's 16th annual Kraut Run, taking place on Saturday, October 3, 2026. (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)  
PULLED
- C. Approve a street closure request for the Fredericksburg Car Fest, scheduled for Saturday, June 6, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)

- D. Approve a street closure request for the Fredericksburg Food & Wine Festival - Austin Street Dinner, taking place on October 23, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- E. Approve a street lane closure request for the Fredericksburg Craft Beer Festival scheduled for Saturday, June 13, 2026, at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator)
- F. Take action on a name change for the lease agreement with Hill Country United Soccer for use of the property next to Oakcrest Park for soccer fields (Andrea Schmidt, Director of Parks and Recreation)
- G. Consider and approve Animal Control Supervisor Whitney Long as the Local Rabies Control Authority for the City of Fredericksburg (Braxton Roemer, Special Services Lieutenant of Police Department).
- H. Approval of the Assessment & Collection Agreement with the Gillespie Central Appraisal District for the collection of property taxes. (Krista Wareham, Finance Director)
- I. Approval of Contract Modification for GSI Geo-Synthetics Systems LLC for Landfill Cell #12 and #13 Geo-Synthetic liner construction. (Kris Kneese, Director of Public Works/Utilities)

Councilmember Watson moved to approve Consent Agenda Items 6A and 6C through 6I as presented. Item 6B was pulled from the agenda. Councilmember Eidson seconded the motion. The motion carried unanimously.

## **7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS**

- A. Consider and approve Ordinance 2026-21 approving budget amendments to the Fiscal Year 2026 City Budget beginning October 1, 2025, and ending September 30, 2026, providing for amended appropriations for each affected departmental account (Krista Wareham, Finance Director)
  - i. Presentation by staff
  - ii. Take action on Ordinance 2026-21, approving and adopting the proposed mid-year budget amendments to the City Budget for Fiscal Year 2026

Krista Wareham presented the budget amendments noting the departmental items within Exhibit A. Mayor Pro-Tem Kirchner asked how the amount trends in comparison to last year. Krista responded that the amount is a bit higher but noted savings from items not purchased in the previous year, such as the arrival of the bucket truck.

Councilmember Watson moved to approve Ordinance 2026-21. Councilmember Klein seconded the motion. The motion carried unanimously.

## 8. OTHER ACTION ITEMS AND UPDATES

- A. Approve street closures and parking lot usage for Oktoberfest 2026, taking place the first full weekend of October 2026 at Marktplatz (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Events Coordinator) PULLED

Mayor Hoover stated that said Item was pulled from the agenda by staff.

- B. 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 and Development Agreement. (Kris Kneese, Director of Public Works/Utilities / Cliff Cross, Director of Development Services-Tabled on 04/07/2026)

- i. Update by City staff (Update from 04/07/2026 Meeting)
- ii. Update by Developer
- iii. Potential Actions
  - a) Take Action on Development Plat including "Arterial" roadway associated with Thoroughfare Plan
  - b) Take Potential Action on Annexation and Development Agreement

Cliff Cross shared that the item was tabled and today there are two potential actions items for consideration: 1) Condition to accept arterial roadway or thoroughfare alternative associated with the thoroughfare plan that was adopted as part of the Comprehensive Plan, and 2) Accept the Development Agreement. He added that the Developer was present to answer any questions.

Robert Radovan, Developer, requested that their item be tabled to the next meeting. He stated they needed additional time to review the Development Agreement which was received last Thursday.

Mayor Hoover asked if they were aware of the thoroughfare plan when they purchased the property. Mr. Radovan responded yes.

County Commissioner Charles Olfers requested that the Council continue with the route as recommended per the Kimley Horn Study.

Michael Braden, adjacent property owner, stated he agrees with the route recommended by Kimley Horn and noted he would not place any permanent structure in that area.

Michelle Hodges voiced her concern with the study and asked that the Alternative 3 Route be removed as it would affect many property owners. She stated that she owns a historic home per the Historic Guidelines along the route.

Tom Musselman stated that the proposed extension of Friendship Lane has been discussed for many years. He said that the best route is the one being recommended.

Councilmember Eidson moved to deny Request P2425 - Development Plat for 405 Goehmann Lane by Lantana Owner, LLC due to having no acceptable alternate route. Councilmember Klein seconded the motion. The motion carried unanimously.

- C. Consideration of the Acceptance of the City's Fiscal Year 2025 Financial Audit. (Krista Wareham, Finance Director)
  - i. Presentation by Kevin Randolph, CPA with Eide Bailly
  - ii. Take action to accept the FY2025 Audit and Financial Statement prepared by Eide Bailly

Kevin Randolph, Senior Manager with Eide Bailly presented the audit. He stated that they issued an unmodified opinion on the financial statements. He commended Krista Wareham and her staff for great preparation and execution of the audit.

Councilmember Eidson moved to accept the City's Fiscal Year 2025 Financial Audit. Mayor Pro-Tem Kirchner seconded the motion. The motion carried unanimously.

## 9. CITY MANAGER'S REPORT

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

Mayor Hoover stated that said Item was pulled from the agenda by staff.

- B. Presentation by the Native Plant Society for Main Street. (Alan Kirchoff & Jonathan Watt) PULLED

Mayor Hoover stated that said Item was pulled from the agenda by staff.

- C. Update on the New Curbside Bulk & Large Item Pickup Program. (Kris Kneese, Director of Public Works/Utilities)

Kris Kneese shared information on the new curbside bulk and large item pickup. He added that acceptable items include furniture, mattresses, carpeting, and other large junk. Items not accepted include hazardous waste, construction debris, tires, glass, and electronics. He added the pickup schedule begins on Monday, May 11<sup>th</sup> at 7:00 am and will follow residents' regular trash pickup day. Councilmember Klein asked about the voucher program and Kris indicated that the voucher provided to each utility customer is still available.

Councilmember Eidson asked about offering a hazardous waste pick up day in the future. Kris said that staff would look into it.

**10. ITEMS FOR FUTURE AGENDA**

- A. City Manager Bailey reviewed the Future Agenda Items List with the City Council pointing out the items that will be placed on the May 19<sup>th</sup> Regular Meeting Agenda. He also reminded everyone of the City Hall Open House and Ribbon Cutting on May 19<sup>th</sup> from 3pm-6pm.

**11. EXECUTIVE SESSION**

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Sections below.

- A. Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE) Item pulled from agenda.

Mayor Hoover noted that the Executive Session would not be addressed.

He expressed his admiration for Emily Kirchner and congratulated her for a job well-done as Mayor Pro-Tem. He also stated he is so impressed and pleased with the current City staff, noting it has been terrific to work with everybody. He added it has been a good ride, and he thanked everyone for their words of encouragement.

**12. ADJOURN**

There being no further discussion, Mayor Hoover adjourned the meeting at 10:00 am.

\_\_\_\_\_  
Jeryl Hoover, Mayor

Attest:

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



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** Finance Department  
**TO:** Mayor & City Council Members  
**FROM:** Krista Wareham, Director of Finance  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CONSENT

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**CAPTION:** Consider approval of the Fiscal Year 2027 Budget Calendar. (Krista Wareham, Finance Director)

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**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

Staff recommends approval of the FY 2027 Budget Calendar.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Governance

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**ATTACHMENTS:**

1. FY 2027 Proposed Budget Calendar-5-19-2026

**APPROVAL/REVIEW:**

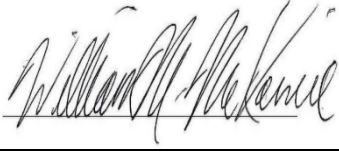
\_\_\_\_\_  
David Kellam, Senior City Accountant

Date: May 12, 2026

*Krista Wareham*

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Krista Wareham, Director of Finance

Date: May 12, 2026



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William McKamie, City Attorney

Date: May 12, 2026



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Leticia Vacek, City Secretary

Date: May 12, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026



## City of Fredericksburg

### FY 2027 Proposed Budget Calendar

**April 30, 2026** – Deadline for receipt of preliminary taxable property value estimates from the Gillespie County Appraisal District (GCAD).

**May 19, 2026 – Regular City Council Meeting** – Review and approval of the FY 2027 Budget Calendar.

**June 2, 2026 – Regular City Council Meeting**

**June 2, 2026 – Budget Workshop (following Regular City Council Meeting) - Discuss Council Priorities and Department Requests** in preparation for Staff Budget Development.

**June 4, 2026** – The City Manager issues budget directives and guidance to staff to initiate development of the FY 2027 Proposed Budget.

**June 4 – June 24, 2026** – Departmental development of FY 2027 Operating and Capital Proposed Budget.

**June 24 – June 30, 2026** – Department budget review meetings with the City Manager, Assistant City Manager, and Finance staff.

**July 1 – July 8, 2026** – Executive review, refinement, and preparation of the FY 2027 Proposed Budget for presentation to City Council.

**July 10, 2026** – Draft version of FY 2027 Proposed Budget sent to City Council.

**July 14, 2026 – Budget Workshop** Staff presentation of FY 2027 Proposed Budget to City Council.

**July 14, 2026 – Joint Budget Workshop (following the morning Budget Workshop)** with City Council and County Commissioners (subject to change).

**July 25, 2026** – Deadline for receipt of certified taxable property values from the Gillespie County Appraisal District (GCAD).

**August 4, 2026 – Regular City Council Meeting** – Presentation of calculated Truth-in-Taxation tax rates (information only; no action).

**August 14, 2026** – Deadline to file the FY 2027 Proposed Budget with the City Secretary.

**August 18, 2026 – Regular City Council Meeting** – City Council action to set the proposed property tax rate for FY 2027 for Truth-in-Taxation notice purposes.

**August 26, 2026** – Publication of Notice of Public Hearing on the Proposed FY 2027 Budget and Proposed Tax Rate (if exceeding the no-new-revenue rate; notice must run at least seven days immediately before the public hearing on the proposed tax increase and at least seven days immediately before the date of the vote proposing the tax increase).

**September 8, 2026 – Special City Council Meeting** - Public Hearing on Proposed Budget; and Tax Rate-if necessary.

**September 15, 2026 – Second Regular City Council Meeting in September** – Adoption of the FY 2027 Tax Rate and Budget.



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:** Leticia Vacek, City Secretary  
**MEETING DATE:** May 19, 2026

**CATEGORY:** ORDINANCES, RESOLUTIONS  
AND PUBLIC HEARINGS

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**CAPTION:** Adoption of Ordinance 2026-22 accepting the canvass and declaring the Official Results for the City's General Election of May 2, 2026. (Leticia Vacek, City Secretary)

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**SUMMARY:**

In accordance with the Texas Election Code and the Secretary of State's Office, the canvass was held within the timeframe required. The next step is for the Council to adopt an Ordinance declaring the Official Results for each race on the ballot for the City's General Election held May 2, 2026. The Early Voting Ballot Board met on May 11, 2026 to qualify and count any outstanding ballots.

**BACKGROUND:**

The Canvass of the Election was conducted on May 12, 2026, with Mayor Jeryl Hoover and Councilmember Bobby Watson fulfilling the requirement of the 2 Councilmembers necessary to canvass.

**FUNDING SOURCE:** n/a

**FINANCIAL IMPACT:**  
n/a

**STAFF RECOMMENDATION:**

City Secretary Vacek recommends the adoption of Ordinance 2026-22.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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

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**ATTACHMENTS:**

1. Ordinance 2026-22 Election Canvass

**APPROVAL/REVIEW:**



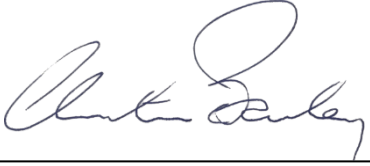
William McKamie, City Attorney

Date: May 07, 2026



Leticia Vacek, City Secretary

Date: May 08, 2026



Clinton Bailey, City Manager

Date: May 13, 2026

## **ORDINANCE 2026-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ACCEPTING THE CANVASS AND DECLARING THE OFFICIAL RESULTS OF THE GENERAL ELECTION OF THE CITY OF FREDERICKSBURG, HELD MAY 2, 2026, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO CITY COUNCIL MEMBERS**

**WHEREAS**, it is hereby determined that notice of the election was duly given and published in the form, manner and time required by law, and said election was in all respects legally held and conducted in accordance with applicable laws of the State of Texas Election Code and the proceedings calling and governing the holding of such election; and

**WHEREAS**, it is imperative to provide the final returns of the election held on May 2, 2026, for the purpose of electing the hereinafter named officials; and

**WHEREAS**, an election was duly held in the City of Fredericksburg on the 2<sup>nd</sup> day of May, 2026 to elect a Mayor and Two City Councilmembers; and

**WHEREAS**, the returns of said election have duly and legally been provided and submitted to the City Council for canvassing, with the final tabulation of the returns (Exhibit A) for Early Voting, Election Day, and Ballot by Mail has been canvassed by two members of this governing body in accordance with The Texas Election Code.

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

**SECTION 1.** The City General Election was duly called, the notice of said election was published in accordance with State Election Law, and that Randy Briley was duly elected Mayor and that Tony Klein and Gary Neffendorf were duly elected Councilmembers, subject to taking the Statement of Elected Officer and Oath of Office as provided by the laws of the State of Texas. That the Council terms will be effective May 19, 2026 and end in May 2028.

**SECTION 2.** It is further found and determined that in accordance with the order of the governing body, the City Secretary duly posted a notice of the date, time, place, and subject of this meeting on the City's Website as well as on the bulletin board located at City Hall, a place convenient and readily accessible to the general public.

**SECTION 3.** That Ordinance 2026-22 shall become effective immediately after its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, ON THE 19<sup>TH</sup> DAY OF MAY, 2026**

\_\_\_\_\_  
Randy Briley, Mayor

**Attest:**

\_\_\_\_\_  
Leticia Vacek, TRMC, CMC, MMC  
City Secretary/Records Mgmt. Officer

**Cumulative Results Report**

**CITY OF FREDERICKSBURG ONLY**

**Official Results**

Election Results

**GENERAL AND SPECIAL ELECTION**

Registered Voters  
2339 of 8439 = 27.72%

Precincts Reporting  
1 of 1 = 100.00%

Run Time 10:14 AM  
Run Date 05/12/2026

5/2/2026

Page 1

**Mayor - Vote for none or one**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Emily Kirchner		70	53.03%	822	51.38%	216	40.07%	1,108	48.79%
Randy Briley		62	46.97%	778	48.63%	323	59.93%	1,163	51.21%
Cast Votes:		132	100.00%	1,600	100.00%	539	100.00%	2,271	100.00%
Undervotes:		3		49		14		66	
Overvotes:		0		0		2		2	

**City Councilmembers - Vote for none, one, or two**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Tony Klein		88	40.37%	1,018	35.88%	339	37.33%	1,445	36.46%
Charlie Kiehne		47	21.56%	637	22.45%	239	26.32%	923	23.29%
Gary Neffendorf		55	25.23%	820	28.90%	217	23.90%	1,092	27.55%
Jerry M. Luckenbach		28	12.84%	362	12.76%	113	12.44%	503	12.69%
Cast Votes:		218	100.00%	2,837	100.00%	908	100.00%	3,963	100.00%
Undervotes:		52		459		198		709	
Overvotes:		0		1		2		3	

\*\*\* End of report \*\*\*



## CITY COUNCIL AGENDA MEMO

**DEPARTMENT:** Development Services  
**TO:** Mayor & City Council Members  
**FROM:** Cliff Cross, Director of Development Services  
**MEETING DATE:** May 19, 2026

**CATEGORY:** ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

**CAPTION:** **Request Z-2608:** By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following: (Cliff Cross, Director of Development Services)

A. A Zoning Change from Single-Family Residential (R1) to Neighborhood Commercial (C1) for Properties Located at 408, 412 & 414 East Austin Street. *The Planning & Zoning Commission recommended Denial with a unanimous vote of 8-0.*

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action - Approve Ordinance 2026-23 for the Zoning Change

**SUMMARY:**

The applicants have submitted a Zoning Change request for three individual lots totaling approximately .75 acres (32,670 sq. ft) and commonly known as 408, 412 & 414 E. Austin. The applicants are requesting a zoning change from R1, Single-Family Residential to C1, Neighborhood Commercial.

**BACKGROUND:**

The surrounding properties include R1- Single Family Residential to the north, east and west and CBD, Central Business District to the south. There is also a mixture of PF, Public Facilities, OS, Open Space and C2, Commercial throughout the area.

The property is currently zoned R1, Single-Family Residential and permits uses by right and upon the issuance of a conditional use permit, some of the mixture and intensity of use types include the following:

Single Family Residential (Detached)	Local Utility Service
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)	Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)

## Uses Permitted Subject To Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400.

Community Recreation	Private Secondary Educational Facilities
Day Care Services	Private Secondary Educational Facilities
Guidance Services	Religious Assembly

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

## Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet; or 10,000 square feet for guest houses and short-term rental, accessory uses
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 2½ 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%
Impervious Cover	Percent of Lot Area, 55%
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

It is the desire of the applicant to obtain a C1, Neighborhood Commercial Zoning classification and Sec. 3.200 - C1, Neighborhood Commercial speaks to the development standards allowed below:

This zone is intended to provide for the establishment of restricted commercial facilities, to serve the conveniences and needs of the immediate neighborhood and must be compatible with the residential character and environment of the neighborhood. These uses generally result in limited traffic generation.

**Principal Permitted Uses**

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Convalescent Services
Cultural Services
Day Care Services
Group Residential
Local Utility Services
Medical Services
Multiple Family Residential (Section 3.110)
Personal Services
Private Primary Educational Services
Private Secondary Educational Facilities
Professional Office

Religious Assembly
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B&B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing: (With a STR permit and adherence to Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Arts and Crafts
Automotive Washing
Building Maintenance Services
Business School
Business Support Services
Club or Lodge
Communication Services

Condominium Residential (section 7.610)
Consumer Repair Services
Convenience Storage
Convenience Store/Self Serve Gasoline
Duplex Residential
Food Sales
Guidance Services
Laundry Services
Limited Retail Sales
Liquor Sales
Personal Improvement Services
Pet Services
Restaurant - Limited
Single Family Residential (detached)- new construction or after cessation of use other than residential
Townhouse Residential Drive through Facilities Associated with any use

## Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

## Site Development Regulations

Each site in the C-1 District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet
Street Side Yard	Minimum Required Setback, 25 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts
Maximum Impervious Coverage	70%
Maximum Building Coverage	Percent of Lot Area, 50%

Residential Density	Section 3.110
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.000
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, or R5

Prior rezoning requests have been considered to obtain a Central Business District (CBD) and a Medium Commercial (C1.5) underlying zoning district. Comparative use, dimensional and development standards for the previous considerations are identified as the following:

C1.5, Medium Commercial zoning classification and Sec. 3.205 - Medium Commercial District speaks to the development standards allowed below:

This zone represents an effort to provide a district between the Neighborhood Commercial District and the Commercial District. Uses have been selected from each of the various districts, with the intent that the proposed uses could function as a transition between highway commercial and residential neighborhoods, but could also provide a lower impact zone along other major roadways.

## Principal Permitted Uses

Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Business Support Services
Communication Services
Consumer Repair Services
Convalescent Services
Cultural Services
Day Care Services
Financial Services
Guidance Services
Hospital Services (Limited)
Local Utility Services
Medical Offices

Personal Improvement Services
Personal Services
Pet Services
Professional Offices
Private Primary Educational Facilities
Private Secondary Educational Facilities
Religious Assembly
Restaurant—Limited
Retail Sales—Limited
Single Family Residential (Detached)—if structure was not used as other than residential in its most recent use
Group Residential
Multiple Family Residential
Short-term Rental, Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B&B: (With a STR permit and adherence to Chapter 20, Article VII)

Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)

Corporate Housing: (With a STR permit and adherence to Chapter 20, Article VII)

#### Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Automobile Washing

Building Maintenance Services

Business or Trade School

Club or Lodge

Cocktail Lounge

Convenience Storage

Consumer Convenience Services

Convenience Store/Self-Serve Gasoline

Custom Manufacturing

Food Sales

Drive through or Drive-in facilities associated with any use

General Retail Sales
Indoor Sports and Recreation
Kennels
Laundry Services
Liquor Sales
Mobile Food Establishments
Single Family Residential (Detached)—new construction or after cessation of use other than residential
Duplex Residential
Townhouse Residential
Condominium Residential (Section 7.610)

### Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

## Site Development Regulations

Each site in the C-1.5 District shall be subject to the following site development regulations:

Feature	Regulation
Lot Size	Minimum Lot Area, 7,500 Square feet
Lot Width	Minimum Lot Width, 70 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 20 feet
Street Side Yard	Minimum Required Setback, 20 feet
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or 15 feet for 2 story structures, when abutting residential zoning districts
Rear Yard	Minimum Required Setback, 10 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts
Maximum Impervious Coverage	75%
Maximum Building Coverage	Percent of Lot Area, 60%
Residential Density	Section 3.110
Nonconforming Uses	Section 6.100

Site Development Regulations	Sections 7.000 and 7.100
Yard Regulations	Section 7.300
Height Regulations	Section 7.510
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Temporary/Accessory Building	Section 8.100
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, and R-5

\* 25 feet when adjacent to residential zoning district

CBD, Central Business District zoning classification and Sec. 3.220 - CBD, Central Business District speaks to the development standards allowed below:

This zone is intended to provide for the intense commercial activities of the central business district or central trading area of the City. This district establishes the character of the City by serving the tourist as well as the residents of the City.

**Principal Permitted Uses**

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Administrative and Business Office
Arts and Crafts
Club or Lodge
Cocktail Lounge
Consumer Convenience Services

Consumer Repair Services
Cultural Services
Day Care Services
Financial Services
General Retail Sales
Guidance Services
Liquor Sales
Local Utility Services
Mobile Food Establishments, but not in any right-of-way, public easement or in the Historic Overlay District, except that Mobile Food Vendor's in the Historic District Overlay shall be allowed on school property, museum property, church property, and public property subject to section 8-117(h).
Multiple Family Residential (Section 3.120)
Personal Improvement Services
Personal Services
Pet Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Professional Offices
Religious Assembly
Restaurant
Single Family Residential (detached) if structure was not used as other than residential in its most recent use
Short-term Rental Unoccupied: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Accessory: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, B & B: (With a STR permit and adherence to Chapter 20, Article VII)
Short-term Rental, Facility: (With a STR permit and adherence to Chapter 20, Article VII)
Corporate Housing (Chapter 20, Article VII)

Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided for in section 5.400.

Business or Trade School
Business Support Services
Commercial Off-Street Parking
Communications Services
Condominium Residential (section 7.610)
Custom Manufacturing
Drive through Facilities associated with any use

Duplex Residential
Food Sales
Funeral Services
Horticulture
Hospital Services (Limited)
Hotel/Motel
Indoor Entertainment
Indoor Sports and Recreation
Medical Offices
Outdoor Entertainment
Outdoor Sports and Recreation
Single Family Residential (Detached)
Townhouse Residential (section 7.610)
Transportation Terminals
Single Family Residential (detached)- new construction or after cessation of use other than residential Group Residential

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

#### Site Development Regulations

Each site in the CBD District shall be subject to the following site development regulations.

Feature	Regulation
Lot Size	Minimum Lot Area, 5000 Square feet
Lot Width	Minimum Lot Width, 50 feet
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 0 feet
Street Side Yard	Minimum Required Setback, 0 feet
Interior Side Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting R1, R1A, or R5 zoning districts
Rear Yard	Minimum Required Setback, 0 feet; or 10 feet when abutting R1, R1A, or R5 zoning districts
Maximum Impervious Coverage	90%
Maximum Building Coverage	

Residential Density	Section 3.120
Nonconforming Uses	Section 6.100
Site Development Regulations	Section 7.000
Special Yard Regulation	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Landscaping and Screening Regulations	Section 7.900
Accessory Building Regulations	Section 8.200
Signs	Sign Ordinance
Outdoor Amplified Sound	Prohibited when abutting R-1, R-1-A, or R5

**The 2024 Comprehensive Plan** identifies the subject property as a future Place Type of Historic Shopping District which is intended as a walkable place with a mix of residential and non-residential uses. House-scaled commercial and lodging uses are encouraged in neighborhoods adjacent to Main Street.

Appropriate existing zoning districts would include CBD, C, R2, R5

**Notice of Public Hearing Response:** As part of the Public Hearing process, staff must notify property owners that own property within 200 ft of the subject property. As of May 12, 2026, multiple opposition responses have been received associated with the request. In total, 21 opposition responses have been received. 3 of the opposition responses were from property owners within the 200' mailing radius resulting in an approximate opposition percentage of 16%. Staff also received a response supporting the May 6, 2026 P&Z recommendation to deny the rezoning request.

**FUNDING SOURCE:**

NA

**FINANCIAL IMPACT:**

NA

**STAFF RECOMMENDATION:**

Staff reviewed the request and the proposed application requesting the zoning change. In reviewing the request, the Comprehensive Plan has classified the subject property as a Historic Shopping District place type and, per the "Intent And Character section of the plan the following was identified:

*The Historic Shopping District place type is intended as a walkable place with a mix of residential and non-residential uses. Historic Shopping District uses should serve visitors from the region, broader community, and local residents.*

*New development and redevelopment within the Historic Shopping District place type should respect the historic patterns of development with compatible building placement, scale, and architectural features. As West Main Street expands, development should be thoughtful and replicate, where possible, the character of the traditional Historic Shopping District.*

*House-scaled commercial and lodging uses are encouraged in neighborhoods adjacent to Main Street. Accessory Dwelling Units should be allowed on a case-by-case basis. Residential infill is encouraged in the Historic Shopping District place type to fill in larger lots and unused areas with new opportunities for housing and downtown living.*

Furthermore, the properties to the north are primarily located within the Neighborhood Residential place type which identifies the appropriate existing zoning districts a R1, R1-A, R5, NC. Staff advised that when considering any request the proximity and uses of those properties should also be considered as part of the finding of facts. When evaluating this request, staff clarified that the place type designation would accommodate the C1 underlying district in compliance with the Comprehensive Plan. However, staff further advised that when considering the request,

consideration of all factors such as traffic, surrounding uses, intensity, etc should be considered as part of the findings of fact. Based upon the transitional nature of the neighborhood, staff recommend approval of the rezoning request from Single-Family Residential (R1) to Neighborhood Commercial (C1) if the overall findings support the new zoning and would not contribute to negative impacts on the neighborhood.

**Planning and Zoning Commission Recommendation:**

Upon consideration and discussion, the Planning and Zoning Commission recommended, by a unanimous 8-0 vote, to deny the request to rezone the property from R1, Single-Family Residential to C1, Neighborhood Commercial based upon the following findings:

1. The subject property makes up a small parcel of property
2. No specific public benefit presented
3. The potential future use of C-1 zoning could have a negative impact on the surrounding neighborhood area
4. Although not completely inconsistent with the Comprehensive Plan the rezoning goes against guiding principles to respect and enhance livability of the vicinity.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Neighborhood Quality  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

1. 400 Blk Austin Notification Map
2. 400 Blk Austin Land Use Map
3. 400 Blk Austin Place Type
4. 400 Blk Austin Zoning
5. E austin zoning presentation
6. P&Z Opp Letters Combined\_Redacted
7. Pearson Support of P&Z Action For CC Print\_Redacted
8. Ordinance 2026-23 Zoning for 400 BLK Austin

**APPROVAL/REVIEW:**



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Garret Bonn, Assistant City Manager

Date: May 13, 2026



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Cliff Cross, Director of Development Services

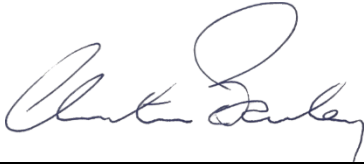
Date: May 13, 2026



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William McKamie, City Attorney

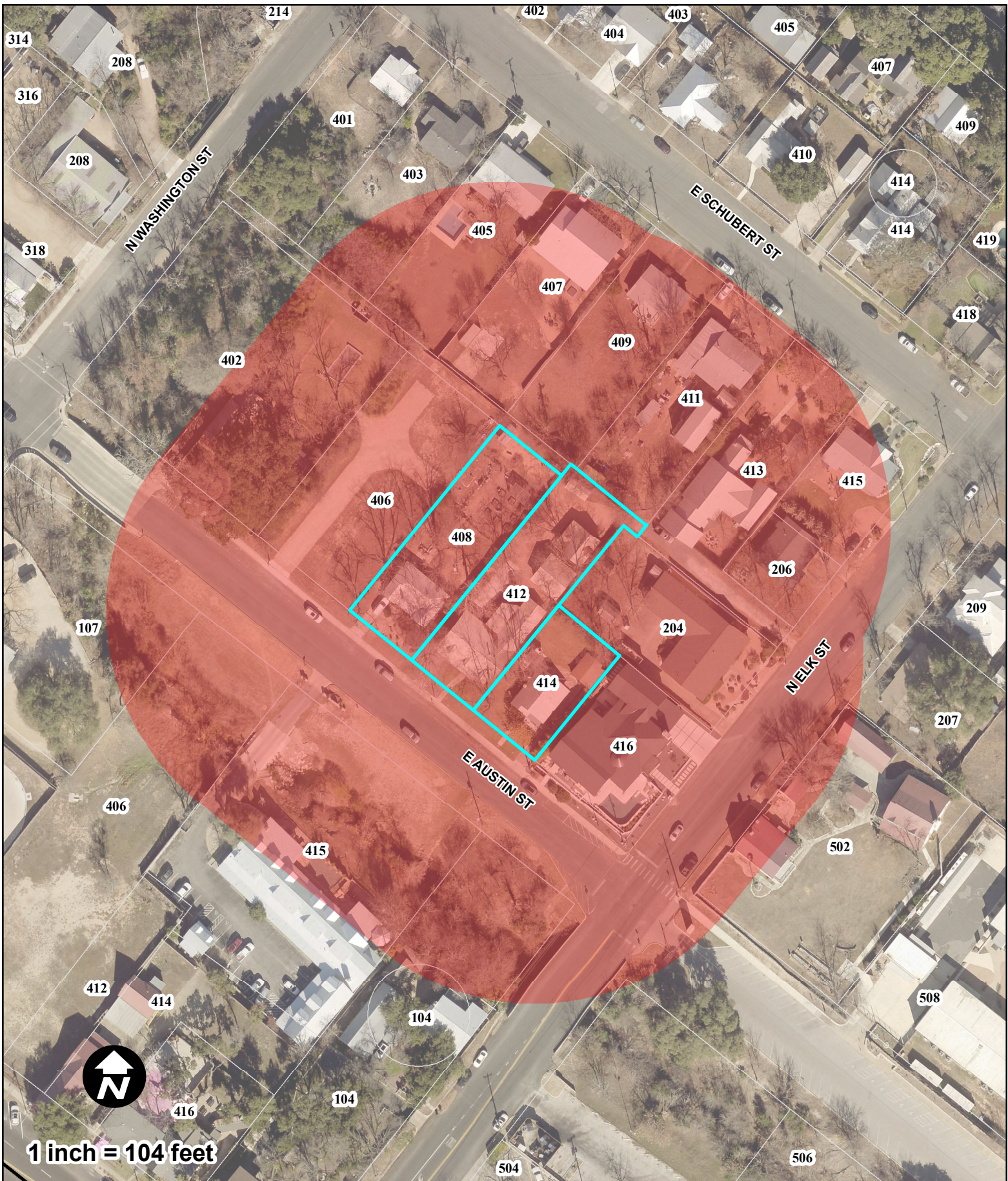
Date: May 13, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026



1 inch = 104 feet

**LEGEND**

- 200' Notification Buffer
- GCAD Parcels

City of Fredericksburg  
 Z-2603 - 408, 412 & 414 E. Austin

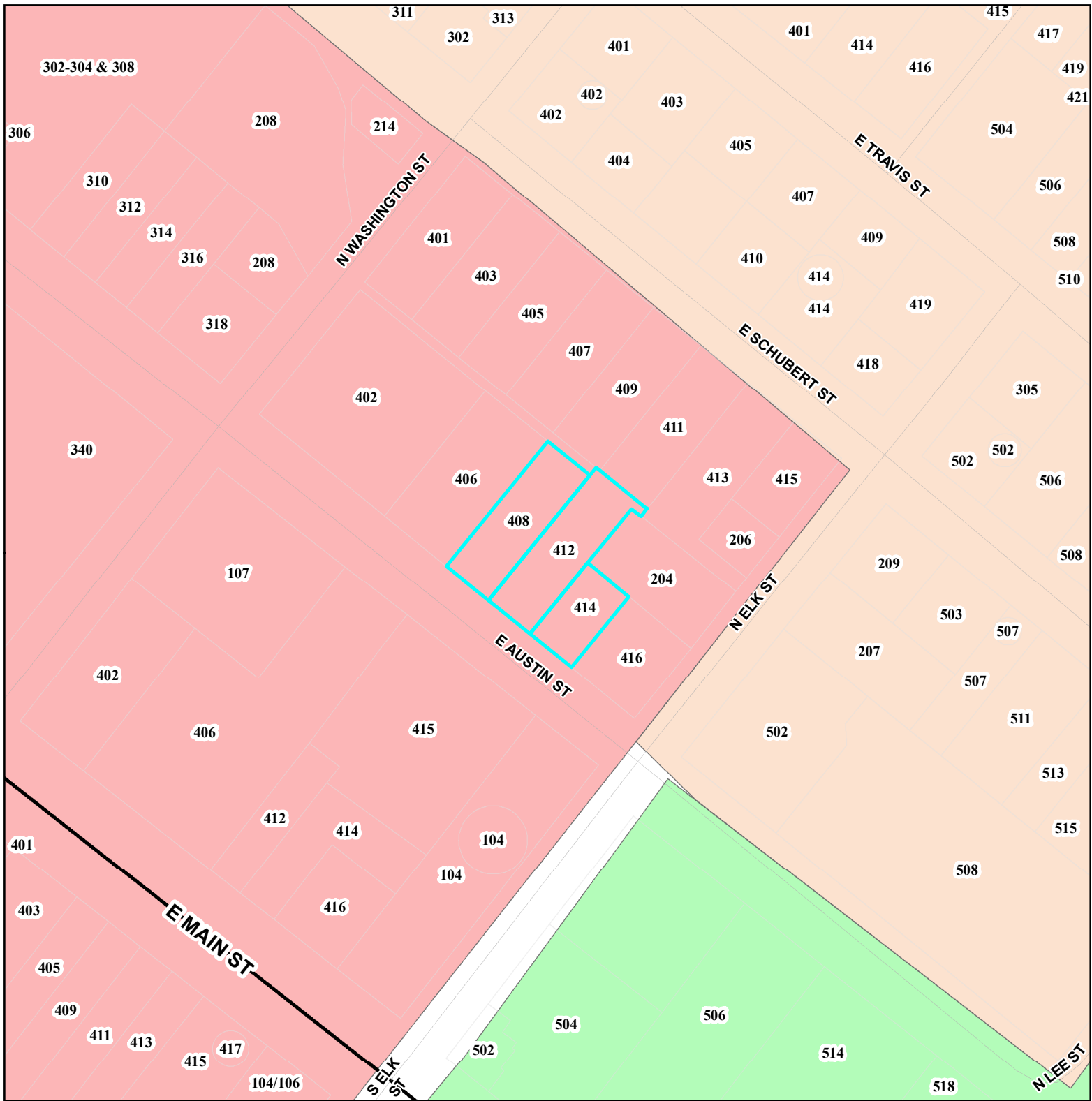


**LEGEND**

- |                |                                    |  |                            |
|----------------|------------------------------------|--|----------------------------|
|                | GCAD Parcels                       |  | Low Density Residential    |
| <b>Landuse</b> |                                    |  | Medium Density Residential |
| <b>LANDUSE</b> |                                    |  | Mixed Use Corridor         |
|                | Downtown Central Business District |  | Parks & Open Space         |
|                | Uptown Central Business District   |  | Public / Semi-Public       |
|                | Commercial Center                  |  | Rural                      |
|                | Commercial                         |  |                            |
|                | Employment Center                  |  |                            |
|                | FUTURE ROW                         |  |                            |
|                | High Density Residential           |  |                            |
|                | Industrial                         |  |                            |



**City of Fredericksburg**  
**Z-2603 - 408, 412 & 414 E. Austin**



**LEGEND**

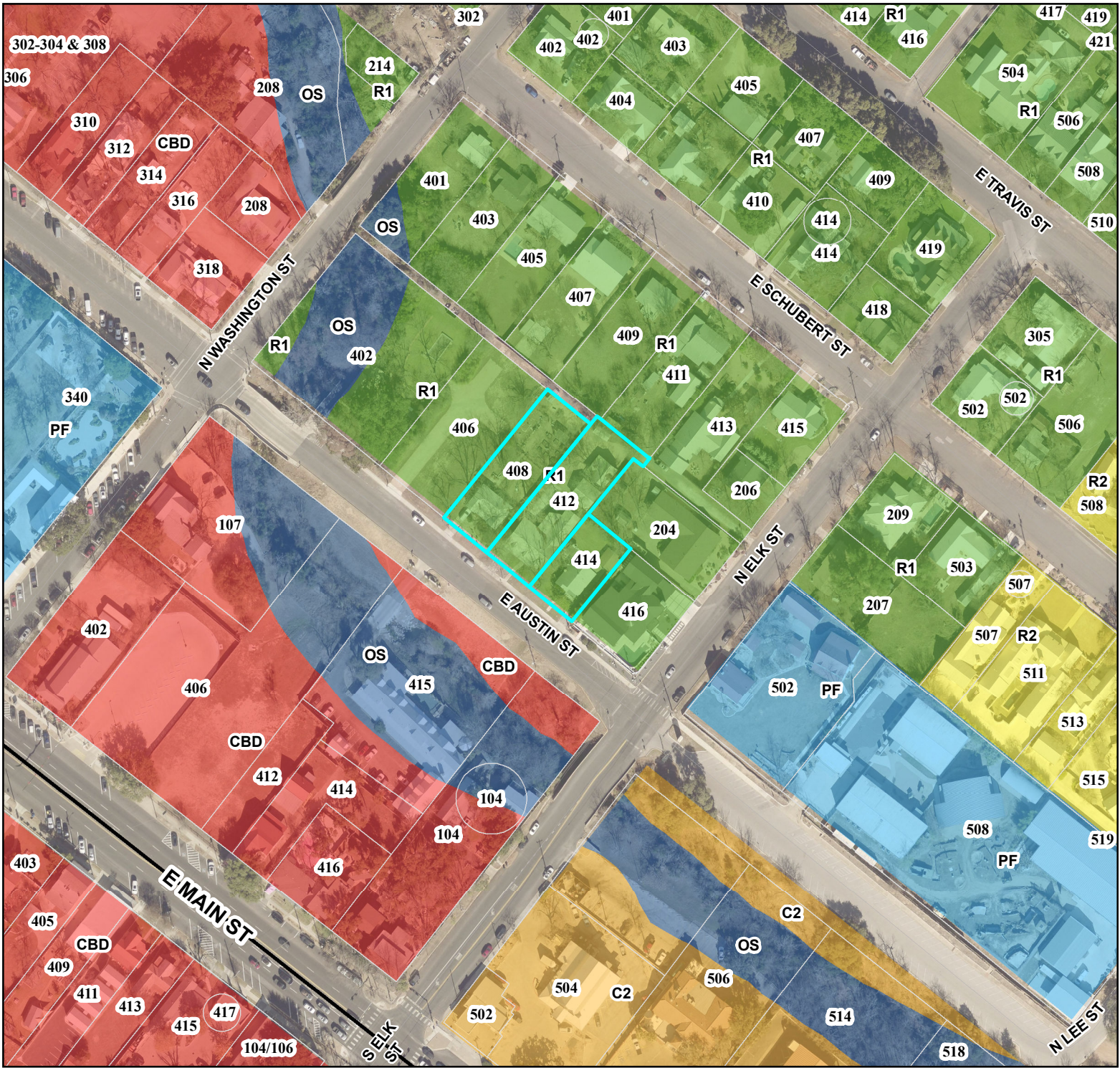
GCAD Parcels

**Place\_Type**


















- MU
- GC
- HSD
- IND
- MDR
- MU
- NR
- PARK
- RR



City of Fredericksburg  
Z-2603 - 408, 412 & 414 E. Austin



**LEGEND**

- |  |   |
|--|---|
|  GCAD Parcels                    |  PF - Public Facilities                      |
| <b>Zoning</b>  |  PUD - Planned Unit Development              |
| <b>ZONED</b>   |  R1 - Single Family Residential              |
|  C1 - Neighborhood Commercial    |  R1A - Single Family Residential - Small Lot |
|  C1.5 - Medium Commercial        |  R2 - Mixed Residential                      |
|  C2 - Commercial                 |  R3 - Multi-Family Residential               |
|  CBD - Central Business District |  R4 - Manufactured Home Residential          |
|  M1 - Light Manufacturing        |  R5 - Patio Home Residential                 |
|  M2 - Medium Manufacturing       |   |
|  M3 - Industrial Park            |   |
|  OS - Open Space                 |   |



**City of Fredericksburg**  
**Z-2603 - 408, 412 & 414 E. Austin**

Rezoning Request –  
408, 412, 414 East Austin Street

Request to Rezone from R1  
to **Neighborhood  
Commercial (C1)**

This request does not ***introduce*** commercial activity to a residential street.

It simply **recognizes the commercial activity** that already exists and creates an appropriate transition zoning district.



# Following the City's Lead

Previous rezone request denied in 2023

Since then, City of Fredericksburg has:

- **Adopted 2024 Comprehensive Plan**
- **Enhanced STR Ordinance**
- **Altered vehicle traffic pattern**
- **Provided increased HOT funding to NMPW**
- **Staff recommended CBD zoning when we submitted this application. We're only seeking C1 today.**

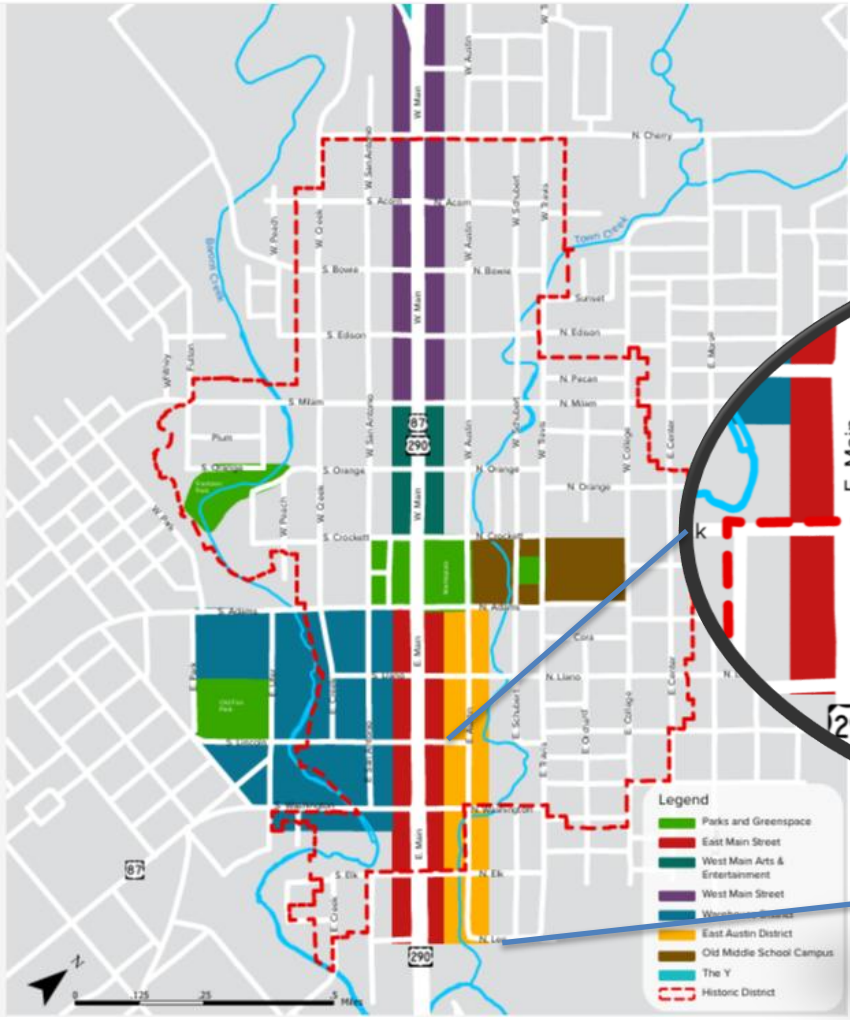
# Overview – East Austin Street

- Area sits between residential streets and established commercial/tourism uses
- 400 E Austin block already experiences significant vehicle and pedestrian traffic
- Current R1 zoning no longer reflects the functional character of this block
- Asking for C1 zoning (CBD was noticed for Public Hearing, but since this is a down-zone it can be approved with another public hearing.)

# 2024 Comprehensive Plan City Center/E Austin District

CITY OF FREDERICKSBURG  
2024 COMPREHENSIVE PLAN

Gute Stadt  
"Good City"



**Legend**

- Parks and Greenspace
- East Main Street
- West Main Arts & Entertainment
- West Main Street
- Warehouse District
- East Austin District
- Old Middle School Campus
- The Y
- Historic District

# **2024 Comprehensive Plan**

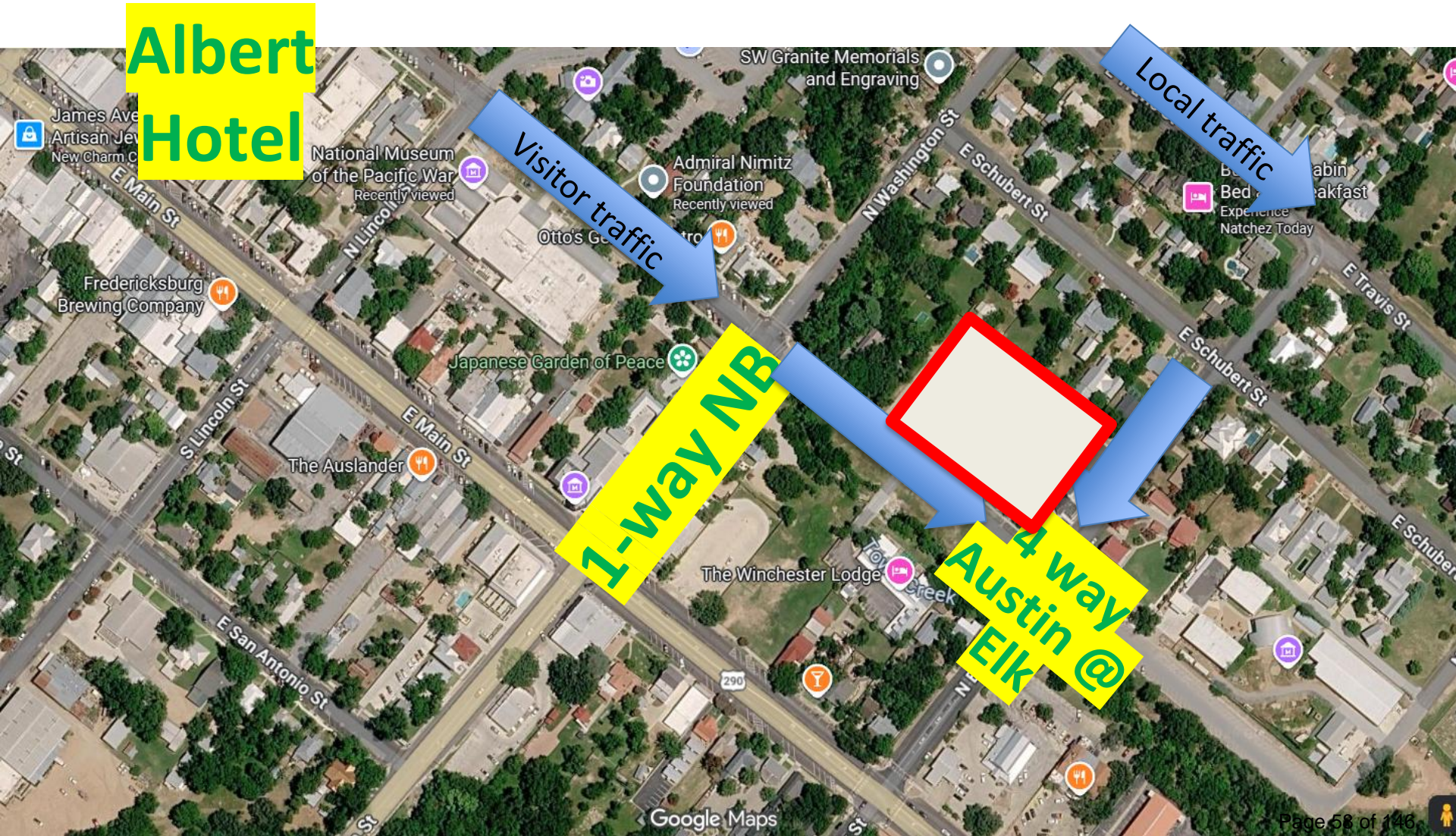
## **Guiding Principles – City Center**

- Action C.1.A.4: Evaluate current zoning to ensure current uses are still desirable.
- Action C.1.A.5: Evaluate current zoning downtown to attract new uses that complement the character of the area.



# Altered Traffic Patterns

- Albert Hotel opened
- TxDOT made Washington Street One-Way





**400 Block E Austin on weekend**

# Increased funding for NMPW

Existing houses could be more tourist friendly instead of a “dead block” between Bush Gallery and Reenactment Zone



# Front porch view



# Concerns from P&Z

CBD not a transition zone

– *we agree – seeking C1*

Town Creek acts as a “buffer”

– *does not protect Austin St from Main St*

Possibility of “Spot Zoning” –

*seeking transition zoning of 3 lots*

Impact on Schubert Street –

*addressed with development standards*

# Concerns from Neighborhood Coalition

Possibility of one more STR

– *2/3 of houses already STRs*

- *Austin St is ideal location for STR*

Neighborhood says they want “no commercial use” ....but it’s already there

Impact on Schubert Street –  
*addressed with development standards*



Winchester Lodge  
Accessed from Austin Street  
*Town Creek does not act as buffer*

Velvet Lounge/Main Street visible from  
front yard  
*Town Creek does not act as buffer*



# Reverse Spot Zoning

If there's spot zoning, it's reverse spot zoning and the 400 block of E Austin has been unchanged while other similar blocks have been upzoned. We're asking to be a Transition Zone



# Responsible Transition Zone



CBD Commercial /  
Visitor Activity  
(NMPW Area)

Proposed C1  
Neighborhood  
Commercial  
(Transition Zone)

Residential  
Neighborhood  
(North of Property)

- C1 zoning provides a controlled transition that protects residential areas while acknowledging existing commercial activity nearby.
- C1 zoning is designed specifically to support small-scale, neighborhood-friendly uses day-time uses while protecting nearby residential areas.

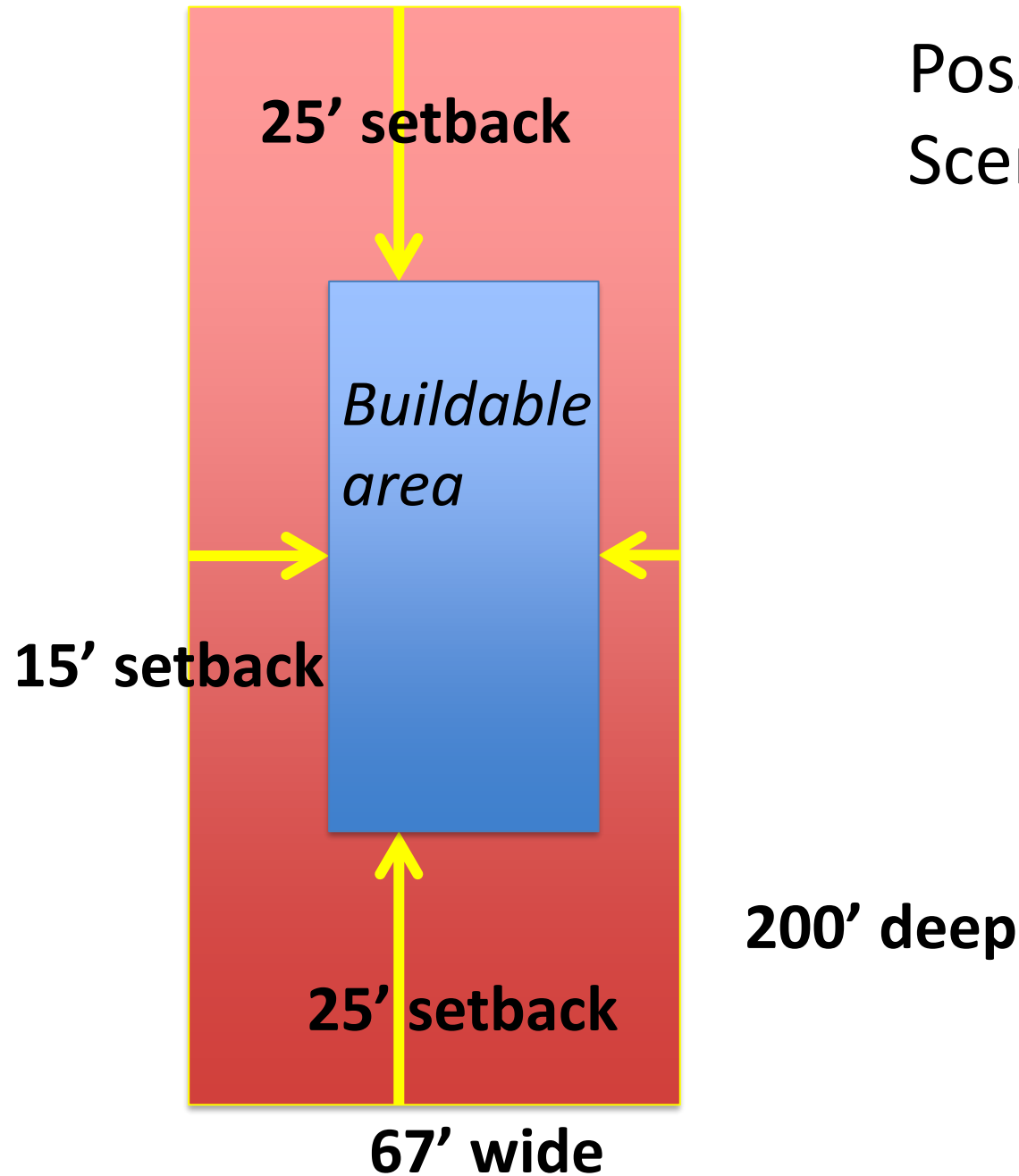
# C1 Development Requirements

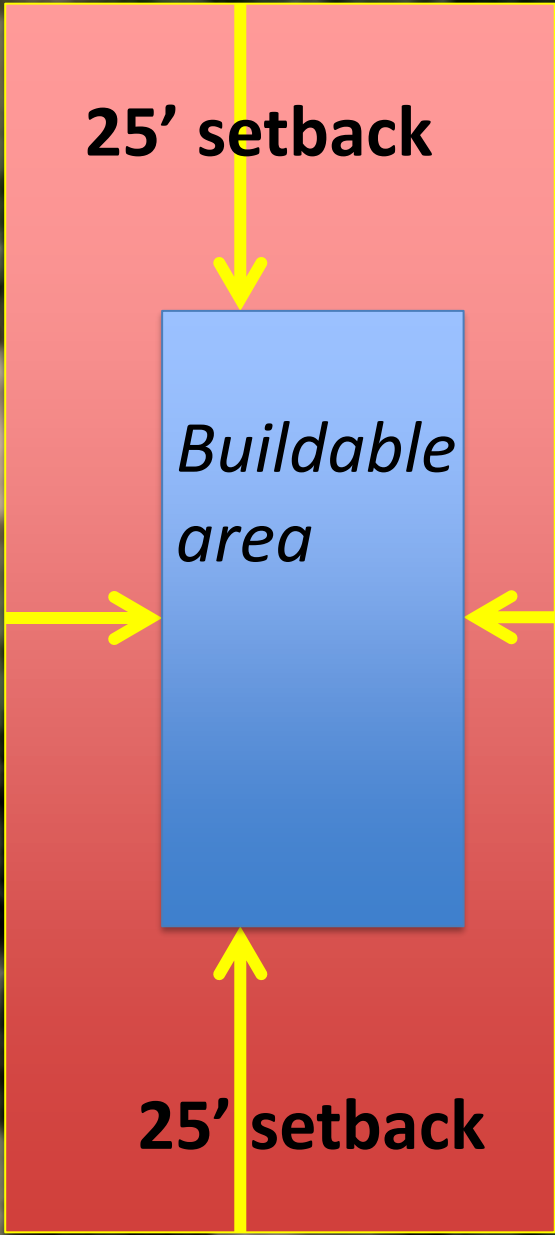
Feature	Regulation
Lot Size	Minimum Lot Area, 7500 Square feet *
Lot Width	Minimum Lot Width, 70 feet *
Height	Maximum Building Height, 3 stories, 38 feet
Front Yard	Minimum Required Setback, 25 feet *
Street Side Yard	Minimum Required Setback, 25 feet ***
Interior Side Yard	Minimum Required Setback, 5 feet; or 10 feet when abutting residential zoning districts; or <b>15 feet for 2 story structures, when abutting residential zoning districts***</b>
<b>Rear Yard</b>	<b>Minimum Required Setback, 10 feet; or 15 feet when abutting residential zoning districts; or 25 feet for 2 or more stories, when abutting residential zoning districts***</b>

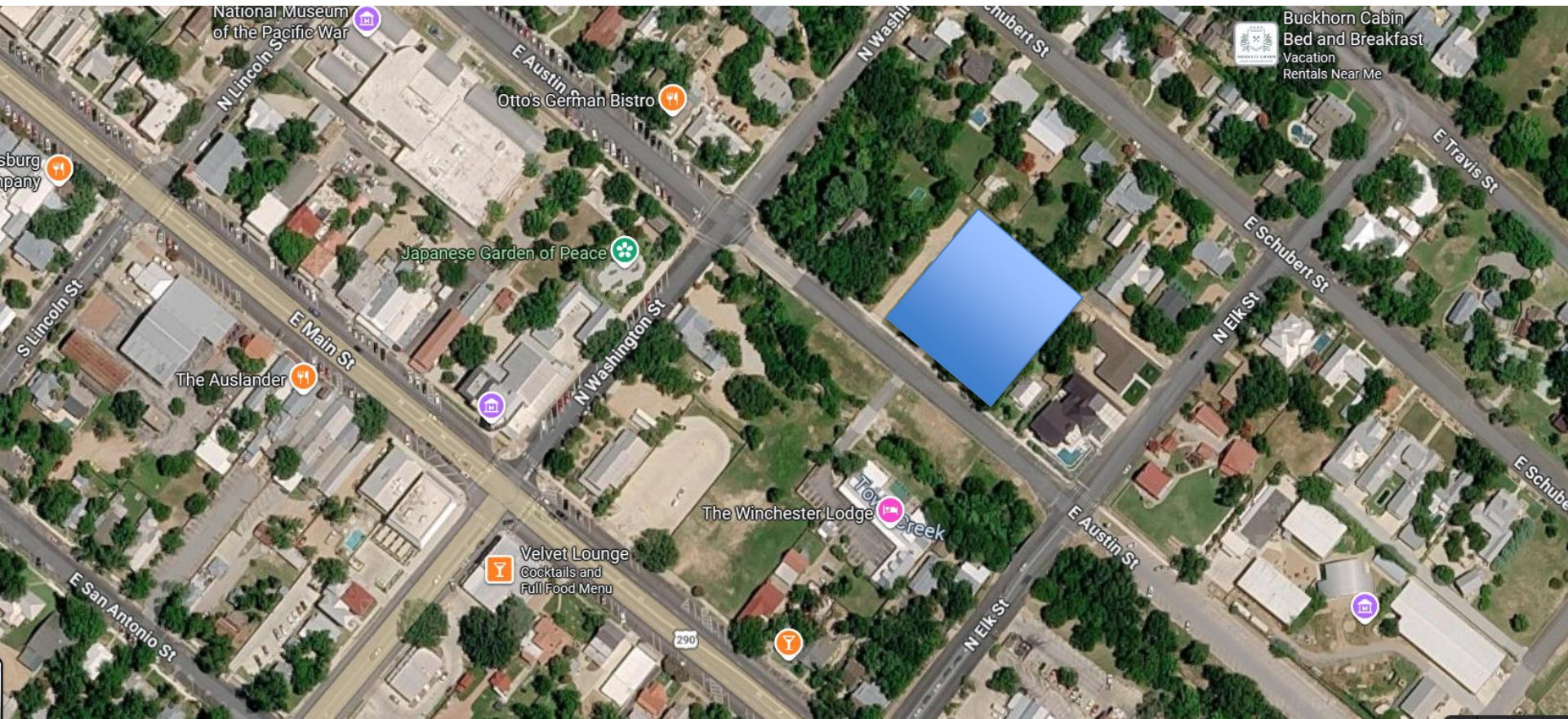
\* same as R1

\*\*\* more restrictive than R1

# Possible Development Scenario:







# We are following the City's lead.

This request does not *introduce* commercial activity to a residential street.

It simply **recognizes the commercial activity** that already exists and creates an appropriate transition zoning district.

**Public Comment Form**  
Please return this form to:  
[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)

OR  
Development Services – Zoning  
126 W. Main Street  
Fredericksburg, TX 78624  
830-997-7521



REQUEST NO. Z-2608

As an interested property owner, I (PROTEST) / (APPROVE) the requested Zoning Change,  
represented by the above file number because:

I strongly oppose any government policy, zoning, and actions in favor of the few that could create harm for the many and holistic harm to the city!!

Please see attached letter.

Brian Lawrence  
Signature

5/4/26  
Date

Brian Lawrence  
Printed Name

Address

## Request No Z-2608

I have reviewed the letters presented by Mark Messer and the Harrison Estate along with comments made by a former council member in the March Planning and Zoning meeting. Based on my experience with government, politics and real estate I agree wholeheartedly with their statements.

I found some of the comments made during the March Planning and Zoning meeting to be insulting to those of us who live here and offensive to property owners. Rather than address each individual insult and each offensive comment, I will just state that All single family residential homes matter in this city and All people occupying these homes matter!!

The real issue with Spot Zoning and Commercial Creep associated with existing residential zoning that has been mentioned, is it moves all across the city over the long term once you allow it to begin. Each time it moves it will gather single family residential homes from existing inventory and that portion of inventory will never be seen again. The process will repeat itself and go on and on until someone stops it. Multiple cities have been harmed from this. The result is a very long term reduction in single family residential inventory, the continuation of the affordable housing problem in Fredericksburg, and the long term destruction of existing neighborhoods some of which have a finite supply of homes including Our Neighborhood. Once these neighborhoods are gone, they are gone forever which is a very long time. I view the issues created by this rezoning request to be the beginning of losing the charm of Fredericksburg and the beginning of bad government policy.

In regards to how this rezoning request has been handled, some refer to this situation as subsidy zoning, some say backstop zoning which is only going to make the affordable housing problem worse, others call it "give me" zoning which is exactly what this is. The reality is this is "reinvent the wheel" zoning which never works and is an abuse of government. The wheel is as round as it is going to get and we are wasting government resources tending to this matter when collective government could be utilizing its time dealing with the real issues facing the city today such as the drug and energy trading cockroaches that have entered our community along with getting on top of code issues and address infill policy for this city. Not to mention a better process to handle rezoning issues like the one in front of us today.

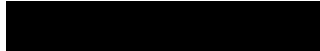
If the rezone request is approved, the rezoning will be proven to be bad government policy in the long term. Bad government policy only begets more bad government policy. The first step in ending bad government policy is to never start bad government policy. Start the ball rolling for the destruction of residential neighborhoods and watch what happens to Fredericksburg.

Please deny this request for rezoning. In so doing, you will prevent the creation of bad government policy and prevent neighborhood destruction. In your denial of this rezoning request you will also let applicants, both now and the future, know what my mother told me as a child-  
No means No, Son!! Don't bother asking me again!!

One possible solution is for the applicants to sell these 3 homes and perform a 1031 tax deferred exchange for property in the city already zoned the way the applicants desire. If the applicants had done that in the beginning, it would have saved All of us a lot of time and effort. If the STR component is not working out for the applicants, perhaps they should hire new property management to manage their STRs.

Thank you for your time and patience. Thank you for your service. It is truly a commitment.

Sincerely,  
Brian Lawrence



**Public Comment Form**  
Please return this form to:  
[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)

OR  
Development Services – Zoning  
126 W. Main Street  
Fredericksburg, TX 78624  
830-997-7521



REQUEST NO. Z-2608

As an interested property owner, I (PROTEST) / (APPROVE) the requested Zoning Change,  
represented by the above file number because:

I vehemently oppose the rezoning of  
Austin St properties to ANY type of  
commercial or high density residential  
usage.

Please see attached letter.

Jana P. Lawrence  
Signature

5/11/2024  
Date

Jana P. Lawrence  
Printed Name

[REDACTED]  
Address

## Request No Z-2608

After frequently vacationing in Fredericksburg my family purchased the home at [REDACTED] as an investment and for personal use. As we spent more time in Fredericksburg renovating the property we fell in love with the community and are making this our permanent residence. The decision to leave the place I've called home (not to mention family and friends) the last 48 years was not one I made lightly or easily, so you can imagine the dismay I feel at the thought of the property that neighbors my back yard becoming something unsightly, undesirable, or unseemly.

In the last few weeks I've learned this rezoning issue has been proposed and denied multiple times over the past few years. How many more attempts will be made and how long will this be allowed to drag on, leaving current residents in limbo? If the property owners on Austin St. wanted to simply sell their homes they have certainly had ample opportunity during the growth explosion and sellers market in Fredericksburg. It seems quite obvious that the three property owners are asking for the rezone to maximize potential profit by way of Spot Zoning. Let's call it what it is, a money grab; and it's a dangerous precedent for the City to set. The greed of three shouldn't harm the majority. It is incumbent on the City to do what is in the best interest of the community and neighborhood integrity by preventing this "commercial creep."

I have watched and listened to hours of City Council meetings, Coffee with the City Manager and P&Z meetings and have heard over and over that the City has a housing problem and is in need of homes for staff, emergency personnel, first responders, teachers and employees of the businesses, all contributing to the success of Fredericksburg. Why take homes off the market to make way for commercial development when there are vacant commercial properties available in prime locations?

I saw in one of the above mentioned meetings that the affected properties within 200 ft. are all STR's so it doesn't matter. Please note that just because a property holds an STR permit doesn't mean it's solely or partially operating as such. And even if it was, the rezoning has potential to negatively impact rentability or resale of these homes. There is currently only one full-time dedicated STR within the 200 ft.

There has been no transparency as to what type of business would occupy the rezoned property. There is already a lack of parking that would be needed by any commercial business. This would push street parking even farther into the

neighborhood. There are already days that getting into and out of my driveway proves difficult due to street parking. If Austin St. needs to be widened to accommodate for more street parking it would not only increase noise but push even more traffic onto Schubert St. during construction. Would this potential be another "business" that does not comply with City code with no consequences or repercussions? Perhaps a bar that has a problem with distribution of controlled substances?

In short. The residents of Schubert street have expressed their objections to the rezoning of these properties multiple times over several years. Please put this to rest once and for all.

The potential impacts of a commercial rezone:

- Quality of life for current and future residents
- Environmental impacts, especially Town Creek
- Noise
- Parking
- Increase traffic
- Multi-story buildings would allow for invasion of privacy of backyard neighbors (We have already added a taller fence along the back and sides of our property to ensure privacy when using our pool and remove gate access to the vacant lot on Austin St.)
- Decrease neighborhood property values
- Sets dangerous precedent for rezoning requests in residential neighborhoods (spot zoning)
- Reduction in number of residential lots
- Local commercial locations have had problems with drugs and property being an eyesore

**Deny R1 to C1 rezoning 400 block of Austin**

---

**From** [REDACTED]

**Date** Tue 4/28/2026 2:28 PM

**To** [REDACTED]

Hello,

My name is Laurence Bonneau and I live at [REDACTED] I oppose this application and ask that my email be forwarded to P&Z members. Re-zoning to Commercial only 3 lots on a residential block is a bad practice and one which will harm the adjoining neighborhood hood. These lots should continue to be R1. Please deny this application.

Sincerely

Laurence Bonneau

---

**Opposition to Zoning Change for 408, 412, & 414 E. Austin**

---

**From** [REDACTED]

**Date** Sun 5/3/2026 2:08 PM

**To** [REDACTED]

Please review our opposition e-mail letter here. These three properties are applying for a commercial zoning change... again. And... again... we neighbors are documenting our opposition to such "commercial creep" into our neighborhood. It should be noted that one of the houses on their block (406 E. Austin) is a long-time historical home and does not support such a zoning change (and does not want to be forced into commercial zoning). It should also be noted that two of these homes already are STR businesses and do not need a zoning change to continue.

The City/Council has previously said they'd protect Fredericksburg's residential neighborhoods... and that's what we're asking you to continue to do. Such a commercial zoning request has already been denied 3 times for these applicants. They should not be able to keep asking over and over again after so many denials. Bottom line: the neighborhood does not want this... it wants to remain residential R-1. Multiple generations have lived here and want to continue living here in residential homes, enjoying it as a friendly neighborhood. We don't want our neighborhood destroyed by commercial creep.

We have previously pointed out another sticky issue. We used to own 413 E. Schubert, which backs up to these applicants, and privately owns the alleyway behind them. Some of these have easements over that alley, which was intended for residential usage. 413 E. Schubert pays the taxes on and has all maintenance responsibility for that alley. Allowing commercial usage of the alleyway will result in many complications/problems.

Please do not allow such commercial encroachment into our long-established family neighborhood. We need to preserve the residential feel of Fredericksburg's neighborhoods, which are very special. We love living here.

We hope that you seriously consider our opposition letter. Please confirm that you received this... thank you very much,

Sharon & Gary Brunner  
[REDACTED]

---

**OPPOSE zone change**

---

From [REDACTED]

Date Mon 5/4/2026 6:36 PM

To [REDACTED]

To the members of the Planning and Zoning Commission:

I am a resident of E Schubert.

I am in firm opposition to the ZONE CHANGE REQUEST Z-2608 FOR PROPERTIES 408, 412, AND 414 E AUSTIN and ask that my protest letter is distributed to all board members.

As a resident of almost 28 years on E Schubert, I challenge Planning and Zoning with a simple question. Why would you even consider removing ANY residential zoned property from already zoned R1? As a resident, living within less than a block, I am angry that this is even a consideration.

Even worse, WHY ARE WE CONSIDERING THIS AGAIN FOR THE 4TH TIME?

1. these properties were denied their request Z-2305 in 2023 FOR R2
2. These properties were unanimously denied by P&Z in March for requesting CBD.
3. These properties were unanimously denied by city council in March for requesting CBD.

Please deny this 4th request today.

Reasoning:

\*\*THE BURDEN TO PROVE, EXPLAIN, AND DEFEND WHY RESIDENTIAL ZONING SHOULD REMAIN RESIDENTIAL HAS FALLEN ON THE RESIDENTS OF OUR COMMUNITY **AGAIN**. THIS IS SHAMEFUL. YET, THE CITY HAS STILL HAD AN OVERWHELMING RESPONSE FROM THE RESIDENTS TO DENY THIS REQUEST. WE VALUE OUR RESIDENTIAL ZONING. WHAT REMAINS OF IT.

\*\*RESIDENTS ARE OVERWHELMINGLY ANGERED THAT THIS HAS COME BACK AGAIN...ENOUGH IS ENOUGH!

\*\*THE BURDEN SHOULD BE ON THE APPLICANT TO PRESENT A VALID REASON TO RE- ZONE.

\*\*THEY HAVE FAILED TO PRESENT VALID SITE PLANNING, PLANS, BUILDING RENDERINGS, ANY VALID REAL DESIGN PLANS, THEY HAVE FAILED TO PRESENT A SINGLE VALID REASON. ONLY "POSSIBILITIES AND WHAT IF'S."

\*\*THESE ARE DEEP LOTS. WITH C-1 HEIGHT CAPABILITY AND NUMEROUS "BY RIGHT" COMMERCIAL OPTIONS. WITHOUT BEING IN THE HISTORIC DISTRICT ALLOWS THE OPPORTUNITY FOR THESE HOUSES TO BE DEMO'D AND REPLACED WITH VERY DISRUPTIVE COMMERCIAL OPERATIONS BACKING UP DIRECTLY TO E SCHUBERT HOMES.

\*\*THIS IS NOT ACCEPTABLE AND ONLY REPRESENTS BAD DECISION MAKING IF APPROVED.

\*\*THE ONLY REASON TO DATE FOR CHANGING ZONES IS "THE RESIDENTS IN OPPOSITION ARE TAKING THEIR RIGHT TO MAKE MORE MONEY AS A COMMERCIAL PROPERTY" AGAIN, NOT A VALID REASON FOR A BOARD "TO CONSIDER"

\*\*THESE PROPERTIES COULD BE USING THE CITY PROCESS/ZONE CHANGE REQUEST TO SELL THEIR PROPERTIES/ WE HAVE SEEN THIS HAPPEN WITH STR PERMITS. USING THE CITY TO HELP SELL

PROPERTY IS NOT A VALID REASON TO GRANT APPROVAL.

\*\*IF THE ARGUMENT OF TRAFFIC AND NOISE IS AN ISSUE, WHY ADD TO IT? A ZONE CHANGE DOES NOT RESOLVE TRAFFIC AND NOISE ISSUES.

\*\*IN 2023 COUNCIL ASKED FOR A COMPELLING ARGUMENT FOR NOT AGREEING TO THE INITIAL COMMERCIAL REQUEST (PRIOR TO R2 REQUEST) THE RESPONSE THEN WAS "THERE ARE TOO MANY ALLOWED C-1 USES." "THERE IS NO PROTECTION FROM DEMOLITION" AND "NO DESIGN REVIEW BECAUSE THIS BLOCK IS NOT HISTORIC." ALSO STATED, "WHEN IT CAME DOWN TO IT, COMMERCIAL ALLOWS HIGHER THAN R-2 AT 22 FEET." NOTHING HAS CHANGED SINCE THIS ORIGINAL REQUEST BUT THEIR ARGUMENT.

Facts:

1. THIS IS POOR AND BAD PLANNING to request REPLACING single family residential zoning with anything.

2. THIS PURELY A SPOT ZONE REQUEST set out to only benefit the 3 properties 408, 412, and 414 E Austin without a single consideration to the community surrounding those properties. our community of residents extends far and wide.

3. THIS REQUEST TO REPLACE ZONING GOES AGAINST THE COMPREHENSIVE PLAN: "Residents of Fredericksburg take great pride in their community and call for a renewed focus on locals and residents." Within this Plan, neighborhood quality encompasses all elements which create strong, livable neighborhoods for residents.

Referencing neighborhood quality, the comprehensive plan states: **FREDERICKSBURG WILL STRENGTHEN AND ENHANCE THE LIVABILITY OF NEIGHBORHOODS WHERE FAMILIES CAN LIVE.**

OBJECTIVE A: Protect and enhance existing and future neighborhoods and housing stock.

Action N.1.A.1: Amend zoning and subdivision regulations to ensure new infill development is visually compatible with existing neighborhood patterns. THIS REQUEST DOES NOT ADD TO THE QUALITY OF LIFE FOR THE RESIDENTS.

\*I will note: the #1 area of low satisfaction in survey for the comprehensive plan development was **IMPLEMENTING EFFECTIVE LAND USE ZONING.** A **top neighborhood priority: KEEPING SINGLE FAMILY NEIGHBORHOODS SEPARATE FROM OTHER USES.**

4. THIS REQUEST HAS DIRECT NEGATIVE CONSEQUENCES TO THE NEIGHBORHOOD OF R-1. THIS BLOCK, E SCHUBERT, E TRAVIS...AS FAR BACK AS BURBANK AND FROM ELK OVER TO ABOUT SPRUCE ARE RESIDENTIAL. this zone change replacement request perpetuates the creep of commercial into so much residential.

5. C1 uses extend from day care services, multi family residential, "corporate housing" automotive washing, **CLUB OR LODGE, CONDOMINIUM, CONSUMER REPAIR SERVICES, CONVENIENCE STORE, GAS STATION, DUPLEX RESIDENTIAL, LIQUOR SALES, RETAIL, TOWNHOUSE, BUILDING MAINTENANCE ...NONE OF WHICH FIT IN 3 LOTS IN BETWEEN RESIDENTIAL CORNERING LOTS IN RESIDENTIAL ZONING. NONE OF THIS FITS WITH THE COMPREHENSIVE PLAN. NONE OF THIS SHOULD BE CONSIDERED TO REPLACE ANY RESIDENTIAL.**

6. THE PROPERTY OWNERS ARE WANTING COMMERCIAL PROPERTY, TO RUN COMMERCIAL BUSINESS...THERE IS A MULTITUDE OF AVAILABLE COMMERCIAL PROPERTY INSIDE THE CITY AND OUTSIDE OF THE CITY. IN COMMERCIAL ZONING.

7. THERE IS NO REASON FOR THIS ZONE CHANGE REQUEST. NOTHING HAS CHANGED IN THE SURROUNDING AREA/RESIDENTIAL ZONE/BLOCKS SINCE THESE PROPERTIES HAVE BEEN PURCHASED BY THESE OWNERS TO WARRANT A NEW ZONE.

on a personal note:

a small group continues to point out "we are not residential. we are not a neighborhood. we are in fact a good location for commercial. there is no problem with a zone change, and no one wants to live in

that area." YOU ARE WRONG AND THIS IS OFFENSIVE. we are a neighborhood, we are neighbors, we are a community of residents. we walk our neighborhood..meet in our yards, meet at the mailboxes, meet on the street corners and we talk. we gather. we go to community events together. we re direct each others pets back home. we look out for each others sprinkler systems. we message each other when someone suspect is on their property. we move packages to each other's front door. I CAN GO ON AND ON. to say that we really aren't residential and no one wants to live here is just flat out OFFENSIVE.

I LIVE HERE. PEOPLE HAVE AND DO LIVE ON E AUSTIN, AND TO BE EDUCATED AND INFORMED BY ANYONE WHO DOES NOT LIVE WHERE I DO, LIVES OUTSIDE OF THE CITY, OR LIVES IN A NEIGHBORHOOD COVERED BY AN HOA, EXPLAINING TO US WHY REPLACING SINGLE FAMILY RESIDENTIAL WITH ANY OTHER ZONE IS COMPLETELY OFFENSIVE TO ME.

I URGE YOU TO TAKE TIME TO READ THE LETTERS AND LISTEN TO CALLS...THESE ARE RESIDENTS ALL THROUGHOUT THIS NEIGHBORHOOD AND COMMUNITY AND WE ARE TERRIBLY CONCERNED BECAUSE WE ARE DIRECTLY AFFECTED.

THE LAST MEETING A BRIEF COMMENT WAS STATED THAT THERE WERE OVER 20 LETTERS AND CALLS MADE IN PROTEST. THE APPLICANTS HAVE HAD THE LUXURY OF NO TIME LIMIT. RESIDENTS HAVE TAKEN SO MUCH TIME TO RESEARCH, SHOW THEIR CONCERN, WRITE LETTERS, CALL, AND SHOW UP. PLEASE RESPECT OUR INPUT AS A CONTRIBUTION TO THIS COMMUNITY. **AT MINIMUM WE INSIST THAT THE WRITTEN COMMENTS FROM OWNERS INSIDE THE 200' BE READ OUT LOUD.**

**CHRISTINA HARRISON PITTMAN**  
EXECUTOR OF THE ESTATE OF KATHRYN NELL HARRISON,

[REDACTED]

May 5, 2026

[REDACTED]

CITY OF FREDERICKSBURG PLANNING AND ZONING COMMISSION

JAN MUSGROVE, PLANNER 1  
JANICE MENKING, CHAIR  
TIM DOOLEY, MEMBER  
GEORGE HAGER, MEMBER  
JIM JARREAU, MEMBER  
BELINDA McDONNELL, MEMBER  
TOM MUSSELMAN, MEMBER  
TYLER PANSING, MEMBER  
TODD PETERS, MEMBER  
SONDRA SULTEMEIER, MEMBER  
New City Hall at East Campus  
2818 E. U.S. Hwy 290  
FREDERICKSBURG, TX 78624

**Re: PROTEST by Nearby Property Owner of 402 and 406 E. Austin regarding Request Z-2608 Zoning Change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties 408, 412 & 414 E. Austin Street**

Dear Honorable Members of the City of Fredericksburg Planning and Zoning Commission,

The Estate of Kathryn Nell Harrison (“Estate”) hereby submits its written protest regarding Request Z-2608 Zoning Change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties at 408, 412 & 414 E. Austin Street.

The owner of 402 and 406 E. Austin St., longtime Fredericksburg cheerleader, Kathy Harrison, recently passed away after many years’ dedication to the City of Fredericksburg and conservation of its unique historic character. The area subject to the Zoning Change Request is residential. For the continued well-being and benefit to the City of Fredericksburg, it should remain residential. Only a very short time has passed following not only her untimely death, but also, the previous Zoning change request. It is unconscionable that fellow property owners would continually subject this family to relentless harassment in the form of repeatedly making requests after being rejected by the Commission and the City Council.

Ms. Harrison was strongly opposed to any such Zoning change. East Austin Street is a peaceful, safe, uncongested residential block, and should remain so.

As you well understand, the Fredericksburg Code of Ordinances Appendix B regarding Zoning, section 3.200 Neighborhood Commercial designation, C-1, provides that “building, structures and lands shall be used... only for the following may deem to be similar to those uses listed **and not obnoxious or detrimental to the public health, safety and welfare...**” The real potential for future liquor stores, gas stations, or convenience stores on this block of East Austin Street is simply not congruent with the historic quiet atmosphere or the overall character of the block. Failing to reject Request Z-2608 could severely undermine the well-being and property values of local residents who deserve a safe place to live and breath without yet more commercial infringement on their right to quiet enjoyment of their property.

While thinking about drafting this third letter regarding the request for a zoning change for East Austin Street, I had the fleeting thought to call my dad and discuss it with him. But he passed away last Thursday. And yet I found myself drafting yet another letter to this Honorable Commission, after losing not only my beloved aunt, but also my beloved dad. Kathy, my dad and their brother spent quite a bit of time on East Austin Street following my grandmother’s purchase of it in the 1960s. My grandmother spent her last several years as a Fredericksburg resident, at this beloved property, on this beloved block of this historic town.

My grandmother originally had wanted to find a home so she could frequently visit her dear best friend from school, Fredericksburg native, Victoria “Nookie” Keidel. My grandfather loved Fredericksburg as well. I loved all these individuals, who spent much time on East Austin Street, as our family has for decades, sharing the quaint, peaceful space with friends and family. The Walsh home, which my grandmother purchased, has long been the beginning of a stable, serene calm block and environment to enjoy, for family, friends, tourists walking by. Family Easter egg hunts, small family weddings, children’s birthday parties— all of these uniquely private, residential, non-commercial activities have historically taken place on the quaint, safe, 400 block of East Austin Street. This must continue for the sake of Fredericksburg as a whole.

The subject block of East Austin Street must remain residential, and not be converted into yet more commercial space, leaving less quiet enjoyment of Fredericksburg residents. Any such change could negatively impact the properties that depend on the Commission’s protection from overzealous commercial development. East Austin Street residents deserve to live in a quiet, residential street, without fear of continual demands for unnecessary and unwise changes that could unintentionally negatively impact not just the block, but the town. The requested changes could lead to its being unrecognizable, eliminating the historic dignity that is a visual peaceful, safe, respite. The Estate submits that residents should not be threatened continually with the same requesters’ use of the administrative process, despite clear objections from their surrounding neighbors. The 400 block of East Austin is and should remain a residential block for the good and safety of residents and visitors alike.

Ms. Harrison loved and supported the City of Fredericksburg for decades, and was her strong wish that it remain safe from overzealous commercial development. Any such conversion of the subject lots would serve to diminish not only the value of the Estate's homes and land, but also, other homeowners' properties nearby. Any such change would destroy the very character of this block of Fredericksburg, a Texas gem that was noted in a previous letter in protest, squarely in step with modern culture, but strikes a proper balance to retain its historic dignity.

**There must be a limit to commercial development. The intolerable increase in traffic, congestion, the loss of quiet enjoyment, and the decrease in safety for homeowners and tourists, is substantial and highly reasonable cause to reject the request for a zoning change.** Ms. Harrison believed wholeheartedly in the conservation of Fredericksburg. The Estate respectfully seeks to communicate and support her mission to conserve and contribute to the peaceful beauty, historic safe, non-congested streets, of the wonderful City of Fredericksburg. To make a Zoning change on Austin Street would be a decision that diminishes the City's overall goals. Again, it is extraordinarily unfortunate that shortly following Ms. Harrison's passing, continued requests are made after the family's great loss. The relentless attempts to subvert her well-known and well-reasoned wishes given the well-understood position, particularly following her untimely death, is, respectfully, disgraceful. The Estate of Kathryn Nell Harrison, owner of 402 E. Austin and 406 E. Austin, hereby objects, joining with fellow property owners in their objections. The Estate protests the Zoning Change yet again requested for properties at 408, 412 & 414 E. Austin Street.

With kindest personal regards, I remain,

Very Truly Yours,

/s/ Christina Harrison Pittman, Executor of the  
Estate of Kathryn Nell Harrison  
CHRISTINA HARRISON PITTMAN, EXECUTOR OF  
THE ESTATE OF KATHRYN NELL HARRISON

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**Letter to P&Z opposing this new/current zone change request for 508, 412 & 424 E Austin.**

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**From** [REDACTED]

**Date** Sun 5/3/2026 1:32 PM

**To** [REDACTED]

I oppose this application.

Rezoning from a single family residential to a commercial on a residential block in a residential neighborhood is a bad practice and will harm the adjoining neighborhood and our neighboring community.

It harms more than just the 200 foot radius, this extends far beyond that. These lots should continue to remain residential, they are zoned single family residential.

Residents have & do continue to live there. To say otherwise is offensive to all of us who want to live/continue to live in the city.

Please deny this request.

## May 6 Planning and Zoning Meeting

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**From** Michelle Hodges <[REDACTED]>

**Date** Thu 4/30/2026 3:39 PM

**To** [REDACTED]

My name is Michelle Hodges and I have lived in Fredericksburg for 22 years. I am writing regarding the upcoming application to change the zoning of the 400 block of Austin to C-1. According to the City Code, the intent of this category is for "intense commercial activities". Changing an R-1 neighborhood to C-1 goes against one of the guiding principles of the 2024 Comprehensive Plan which states, "Fredericksburg will strengthen and enhance the livability of neighborhoods where families can live." For the sake of the people who reside in this neighborhood, I ask that you please abide by this guideline in your ruling.

Sincerely,  
Michelle Hodges  
Fredericksburg Resident

**P&Z Hearing: Austin St. lots refiling for C1**

---

**From** Leslie Sukaly [REDACTED]

**Date** Tue 4/28/2026 12:29 PM

**To** [REDACTED]

My name is Leslie Sukaly and I live at [REDACTED] I oppose this application and ask that my email be forwarded to P&Z members. There is no justification for bringing this type of intense commercial operation into an R1 neighborhood. No type of commercial zoning is appropriate for this neighborhood and these lots should continue to be R1. It appears justification for seeking C1 zoning is for a higher home sale without regard for the impact it will have on the residents in the surrounding and adjoining neighborhood. Please deny this application (again). Thank you for your attention to this matter.

---

## Zoning Request to P&Z - 400 Block of E Austin

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From Susan Mahoney [REDACTED]

Date Tue 4/28/2026 2:12 PM

To [REDACTED]

TO: Members of the Planning & Zoning Commission

RE: Zoning request by 3 Applicants in 400 block of E Austin St.

My name is Susan Mahoney, and I am a resident of Fredericksburg.

Simply put, I oppose this application and implore the Planning & Zoning Commission to deny the application. I attended the P&Z meeting on 3/3/26 where 2 of the 3 applicants made their case for rezoning the properties from R1 to CBD and you denied the application. I also attended the City Council meeting where the Council upheld your decision. Now the applicants come back to P&Z with a request to rezone their 3 properties from R1 to C1.

At both meetings, the 2 applicants talked of traffic, noise, being across the street and down the street from commercial businesses. NOTHING about the block(s) has changed since they purchased their properties in 2017. In addition, they both hold STR permits and are apparently already operating as businesses. According to GCAD, the third applicant has owned and lived in her home since 2004. If she had concerns about the changes on her street or the future marketability of her property, she had ample opportunity to obtain an STR permit prior to the adoption of the April 2022 ordinance.

At this point, requesting ANY type of change from the applicants' R1 zoning is merely an attempt to monetize their properties at the expense of the surrounding residences. The two STR owners already enjoy an increased market value by holding STR permits that will transfer to any new buyer. And given that the third applicant has owned her home for over 20 years, she would no doubt make a significant profit upon sale, even absent new zoning. No homeowner is guaranteed a gain on the sale of their residence or improving their position by expanding the zoning of their property. Approving a zoning change for this reason would only open the floodgates for other homeowners in the city to make similar claims.

I think you understand that the residents made very clear in the 2022 election that we do not support the expanded creep of businesses into our residential neighborhoods. ANY rezoning of these properties - whether CBD or C1 - will contribute to that exact creep occurring.

Please make a strong statement to these - and future - applicants by denying this application, making clear that the City intends to protect residential neighborhoods.

Thank you for your consideration.

Susan Mahoney

**Public Comment Form**

Please return this form to:

[jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)

OR

Development Services – Zoning

126 W. Main Street

Fredericksburg, TX 78624

830-997-7521



REQUEST NO. Z-2608

As an interested property owner, I (PROTEST)  / (APPROVE)  the requested Zoning Change, represented by the above file number because:

WE ADAMANTLY still oppose ANY type of Commercial or High Density Residential Uses. THIS Zoning REQUEST HAS OCCURRED 3 PREVIOUS TIMES AND BEEN DENIED. PLEASE SEE ATTACHED LETTER



Signature

4/24/2026  
Date

Mark Messer

Printed Name



Address

I have been consistently visiting Fredericksburg since the mid 1970's. We have a home at [REDACTED] that we had hopes of retiring in and again are now having to face the prospects of a group wanting to turn our quaint residential neighborhood into commercial chaos. We sit directly behind and adjacent to one of the applicants homes facing Austin Street. I say all over again because this I believe is the 8<sup>th</sup> zoning notice in less than 3-1/2-4 years and I believe the 6th hearing we have had to try and defend what should inherently be a given that this a residential area and not conducive for any commercial uses which allows bars, hotels, restaurants, loud music venues, shops, etc or high density residential. Our neighbor who is also directly behind the subject property has been there for 40-50 years and should not have to finish her days with loud noise, smelly dumpsters, and traffic. We are told by the planning staff the applicants have not divulged any specific reason to want commercial zoning other than a "small business" as mentioned at the last P&Z meeting so then to otherwise just allow whatever uses they want. I'm in the commercial real estate business and this is known as zoning for profit. Austin Street has a beautiful Historic home at Washington Street and a large modern home at the other end of the block. To zone properties for commercial uses right in the middle is Spot Zoning.

***Spot zoning is the application of special, different zoning regulations to a specific, small parcel of land compared to the surrounding area. It often singles out a property for a use incompatible with the established, comprehensive plan, typically benefiting one owner, and is frequently considered illegal or controversial due to its potential for promoting favoritism and disrupting neighborhoods.***



LII | Legal Information Institute +1

Its been mentioned by staff that the Comprehensive Plan shows a possibility of this section of Austin being "historic shopping" which I'm not sure what that is but I have been on Comp Plan committees previously and

these land planners from large cities are doing nothing but applying colors to paper as suggested uses with little regard of the personal impact to a neighborhood as they have no personal attachment. I would take them as ideas and not always as the best use of an area.

In the past zoning cases the applicants were asked to visit with the surrounding neighbors to explain their intent and I guess they believed that was not in their best interest because I only know of one person that was contacted and that was the historic home. All of the commercial use businesses along Austin Street west of Washington have a creek or large green area buffer to the homes on Travis and are not directly affected as can be seen on the aerial photo attached hereto. The homes on Schubert Street will not be. Austin Street east of Washington is much more narrow than west of Washington and only has a few parallel parking spaces unlike the wide streets that are west of Washington that contain diagonal parking on both sides. I've attached an aerial for reference. As you well know the Nimitz and downtown parking are already way overcrowded with people parking all the way to the cemetery at the end of Schubert. This additional parking requirement if approved for commercial or high-density residential use will only greatly exacerbate these problems. The lodge across from the applicants property sits very far back and has a large creek buffer and backs to commercial on Main Street. If ultimately Austin Street were widened to accommodate this commercial zoning it will have an enormous impact to Town Creek physically and environmentally. Another aerial attached. In speaking to neighbors in the surrounding 3 block area all are adamantly opposed to this being re-zoned for commercial and high density residential uses for the reasons mentioned herein and as our property values will plummet. Our understanding is the applicants have hired a consultant to convince the Council and Planning and Zoning Commission that they know better what's best for the city and OUR neighborhood. One that they do not live in or in the city for that matter. This case has been a factor of great emotional and physical stress for many of us in the immediate area and seems to just reoccur throughout each year. The oldest zoning tactic in the book used by zoning consultants is applying for intense uses and then fall back to a lesser use to appear

they are making concessions when in reality it is the same category just a different schedule of uses. It will be a bad precedent for the city to have applicants just keep reapplying until they get what they want which appears to be the scenario here. Thank you greatly for your time and consideration.

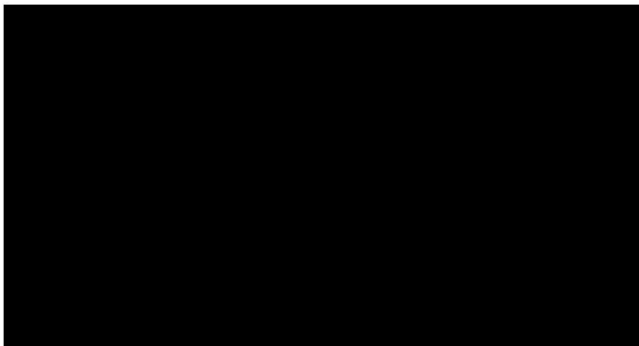
[Texas Real Estate Commission Information About Brokerage Services](#)

[Texas Real Estate Commission Consumer Protection Notice](#)

Thanks,

Mark

Mark Messer Real Estate



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**Please deny C1 applications for lots on 400 block of E Austin St**

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**From** Michael Tatsch [REDACTED]

**Date** Tue 4/28/2026 10:52 AM

**To** [REDACTED]  
**Cc** [REDACTED]

Good day,

My name is Michael Tatsch, and I live at [REDACTED] here in Fredericksburg.

I have been deeply concerned about the destruction of our neighborhoods here in Fredericksburg over recent years, and I remain so. It will take a long time for our neighborhoods to recover (if they ever do), but the first thing we MUST do is prevent ANY further destruction. Strictly following the recently revised ordinance will definitely help in that respect.

To that end, I'm stating my opposition to this application, and I ask that my email be forwarded to all of the P&Z members. Please deny this application and allow these lots to continue as R1.

Thanks for your service to our community,  
Mike Tatsch

[REDACTED]

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**Letter of Protest to ReZoning of 408, 412 and 414 E Austin St.**

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From Darrell Molnar [REDACTED]

Date Mon 5/4/2026 1:35 PM

To [REDACTED]

I want to protest, in the most emphatic way, the rezoning application of the residential properties located at 408, 412 and 414 E. Austin St. from their current R-1 zoning to any other zoning type. The repeated attempts by these interlopers is an affront and outright attack on the integrity of the residents and residential status of the neighboring residential area. It is an outright attempt to monetize their properties at the expense of the neighborhood in which they are located. The neighboring residents have invested heavily in their properties in order to enhance their residential qualities and deserve protection from these outside monetizers. Nothing has changed in circumstances to justify this renewed attempt and I feel these people should be reprimanded for their wasting of the P&Z time and continued harassment of the affected neighborhood.

I have included in this letter that of a neighbor which I believe perfectly sets the tone of this situation:

**LETTER TO P&Z OPPOSING THIS NEW/CURRENT ZONE CHANGE REQUEST FOR 408, 412, AND 414 E AUSTIN**

I OPPOSE THIS APPLICATION AND ASK THAT MY LETTER BE E MAILED TO THE P&Z BOARD MEMBERS

REZONING FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL ON A RESIDENTIAL BLOCK IN A RESIDENTIAL NEIGHBORHOOD IS A BAD PRACTICE AND WILL HARM THE ADJOINING NEIGHBORHOOD AND OUR NEIGHBORING COMMUNITY.

IT HARMS FAR MORE THAN JUST THE 200 FOOT RADIUS, THIS EXTENDS FAR BEYOND THAT.

THESE LOTS SHOULD CONTINUE TO REMAIN RESIDENTIAL. THEY ARE ZONED SINGLE FAMILY RESIDENTIAL. RESIDENTS HAVE AND DO LIVE THERE.

TO CONTINUE TO SAY OTHERWISE IS OFFENSIVE TO ALL OF US WHO LIVE IN THE CITY OR WANT TO. PLEASE DENY THIS APPLICATION.

1. Some of these applicants were denied a request to change zing from R1 single family residential zoning with a SPOT ZONE REQUEST to R2 in 2024
2. All 3 properties were unanimously denied by P&Z when requesting to REPLACE the R-1 single family residential zone from R1 to CBD in March of this year (last month)
3. All 3 properties were AGAIN unanimously denied by all city council members when requesting a zone change from R-1 to CBD in March of this year (replacing single family residential with commercial) (replacing single family residential with commercial)
4. We protested all of these requests. ALL 3 OF THESE REQUESTS HAVE BEEN DENIED. We protest the new spot zoning request WHICH ASKS AGAIN TO REPLACE SINGLE FAMILY RESIDENTIAL WITH COMMERCIAL ZONING.
5. THE APPLICANT SHOULD NOT BE ALLOWED TO SUCCEED SIMPLY BY WEARING US DOWN WITH MULTIPLE OPPORTUNITIES. THIS HAS GONE ON LONG ENOUGH.

AS RESIDENTS WE SIMPLY CANNOT COMPREHEND WHY THE CITY WOULD EVEN CONSIDER REMOVING ANY RESIDENTIAL ZONING.

1. THE APPLICANT HAS NOT MADE ANY VALID CASE AS FOR WHY THESE LOTS CANNOT CONTINUE TO BE USED AS R1 PROPERTIES OTHER THAN WHAT WAS CLEARLY STATED...AN OPPORTUNITY FOR 408, 412, AND 414 TO BE ABLE TO SELL THEIR PROPERTY AT A HIGHER PRICE. THIS IS NOT THE RESPONSIBILITY OF THE CITY, NOR A VALID REASON TO CONSIDER RE ZONING. THEY HAVE PRESENTED NO PLAN OTHER THAN A STATEMENT THAT ANYONE OPPOSING THIS REQUEST IS DENYING THEM THE RIGHT TO PROFIT MORE AS A COMMERCIAL BUSINESS.
2. THE APPLICANTS ARE CONTRADICTORY IN THEIR REASONING. ONE REASON BEING THE STREETS HAVE TOO MUCH TRAFFIC AND TOO MANY CARS. IF THAT IS THE CASE, WHY CONTINUE TO WANT TO ADD TO THAT?
3. IT SHOULD NOT BE, BUT HAS BECOME THE BURDEN OF THE RESIDENTS WHO LIVE HERE TO BEAR ARGUMENT AS TO WHY SINGLE FAMILY RESIDENTIAL ZONING SHOULD REMAIN, IN FACT, RESIDENTIAL.
4. THIS IS BAD CITY PRACTICE AND WE ARE IN NO POSITION TO BEGIN TO REMOVE SINGLE FAMILY RESIDENTIAL ZONES AND REPLACE THEM WITH ANYTHING.
5. THIS GOES AGAINST THE COMPREHENSIVE PLAN THAT WAS DEVELOPED FOR OUR CITY
6. THIS ALLOWS FOR THE CONTINUED CREEP AND SETS PRECEDENT FOR FUTURE BAD DECISIONS THAT CANNOT BE CONTROLLED
7. C1 ALLOWS FOR A MULTITUDE OF USES RESIDENTIAL R1 ...BOTH SIDES OF THESE 3 PROPERTIES, SURROUNDED BY RESIDENTIAL ON BOTH SIDES BY R1 RESIDENCES AND BACKS UP TO THE SINGLE FAMILY NEIGHBORHOOD ON SCHUBERT.

IT APPEARS AS IF THE ONLY JUSTIFICATION FOR SEEKING COMMERCIAL ZONING IS TO SELL THEIR PROPERTIES AT A HIGHER PRICE, WITHOUT ANY CONSIDERATION OF THE IMPACT TO THE RESIDENTS IN THE SURROUNDING AND ADJOINING NEIGHBORHOOD. THIS IS A POOR REASON TO EVEN CONSIDER, AND NOT ONE THAT THE CITY "MAY CONSIDER"

LASTLY, RECOMMENDATIONS MADE FROM ANYONE WHO DOES NOT LIVE WHERE WE DO, WHO LIVES OUTSIDE OF THE CITY, OR IS PROTECTED BY AN HOA ON WHY RE ZONING RESIDENTIAL TO ANYTHING ELSE SHOULD NOT EVEN BE CONSIDERED. THE RESIDENTS WHO LIVE HERE, HAVE TAKEN THE TIME TO WRITE, CALL, ATTEND AND DEFEND RESIDENTIAL ZONING ARE WHO SHOULD BE CONSIDERED.

Respectfully and expectantly,  
Darrell and Mary Molnar

Sent from [Outlook](#)

**Rezoning of lots lots 408, 412, and 414 on E Austin Street**

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From Roger Norman [REDACTED]

Date Tue 4/28/2026 4:13 PM

To [REDACTED]

Hi,

My name is Roger Norman and I live at 1018 Avenue C, here in Fredericksburg.

I oppose this application to rezone these lots from R1 to C1 to and ask that my email be forwarded to P&Z members.

Re-zoning these lots to Commercial use on this residential block will harm the adjoining neighborhood hood, and will allow commercial activities in areas where they do not belong.

As you know, these same applicants continue to try to get these lots re-zoned despite repeated denials from P&Z. Please do not let them wear you out! This application should be denied for the same reasons as the other two!

These lots should continue to be R1. Please deny this application

Thank you,

Roger Norman

---

**Request to change zoning on East Austin St.**

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**From** Kathleen O'Neill [REDACTED]

**Date** Tue 4/28/2026 5:06 PM

**To** [REDACTED]

Please forward this email to the planning & zoning board members. My name is Kathy O'Neill. I live on Creek St. in Fredericksburg. I am writing to express my opposition to the request for zoning change to C1 on Austin St. between Elk and Washington St. First, this block is distinguishable from the commercially zoned properties west of Washington. There the commercial lots on Austin are buffered from residential homes to the north by a sizable creek bed. That creek turns south before it gets to the lots in question, putting those lots directly abutting residentially zoned homes. Any businesses that could be built on the East Austin properties would interrupt the quiet residential nature of the East Schubert residents. Second, allowing three properties on one block to be changed from R1 to C1 is a form of spot zoning which is contrary to the overall zoning plans for Fredericksburg and a disruption of the neighborhood appeal of R1 zoned areas in town. This has potential for setting a precedent for other spot zoning changes around town, a precedent we do not want. Third, two of the homes on this block of East Austin already have STR permits. No zoning change is needed to continue operating those homes as STRs. I am asking that the Board deny this request for a change to C1 zoning. Thank you. Sent from my iPhone

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**Letter to P & Z OPPOSING**

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From charlotte riley [REDACTED]

Date Sun 5/3/2026 9:51 PM

To [REDACTED]

Cc Charlotte Ellis Riley [REDACTED]

**Dear Cliff, Jan, Emily, Todd and Tony and Mayor Hoover,**

**We oppose the application filed to rezone the area on Austin street that would rezone our area from residential to commercial property...residences....408, 412, 414 Austin.**

**Currently Austin Street and those behind have maintained a safe and family presence. These petitioners continue to harass our families and our properties by filing these petitions when they have been unanimously denied this right to turn residences into businesses ....and the petitioners have failed time and time again to disrupt our neighborhoods. WE thank the counsel for their wise discretion in choosing to keep this part of the city residential.**

**These petitioners can sell their homes to families and choose to let businesses look elsewhere for properties to open a business. We do not want more traffic nor do we want more random people using this space. The traffic on this street now is not overly burdening those of us who have homes close by.  
We walk the space and find the amount of current traffic manageable.**

**We moved here from Highland Park in Dallas, Texas because the area was residential and safe and lovely.**

**Our property values will decrease by having business encroachment and more traffic and more people who are not residents coming into our space.**

**Why do we have to allow these home owners to continually file these petitions and call it their fair right?**

**Let them move out and let us keep our area free from commercial rezoning once and for all.**

**Sincerely,**

**Jim Riley  
Charlotte Riley  
Timothy Riley**

## Re-zoning to Commercial

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From Mary B Scharold [REDACTED]

Date Tue 4/28/2026 4:23 PM

To [REDACTED]

*My name is Mary Scharold MD, and I live at [REDACTED] I oppose this application and ask that my email be forwarded to P&Z members. Re-zoning to Commercial of 3 lots on a residential block is a bad practice, and one which will harm the adjoining neighborhood hood. These lots should continue to be R1. Please deny this application.*

**P&Z Hearing: Austin St. lots refiling for C1**

---

**From** Leslie Sukaly [REDACTED]

**Date** Tue 4/28/2026 12:29 PM

**To** [REDACTED]

My name is Leslie Sukaly and I live at [REDACTED] I oppose this application and ask that my email be forwarded to P&Z members. There is no justification for bringing this type of intense commercial operation into an R1 neighborhood. No type of commercial zoning is appropriate for this neighborhood and these lots should continue to be R1. It appears justification for seeking C1 zoning is for a higher home sale without regard for the impact it will have on the residents in the surrounding and adjoining neighborhood. Please deny this application (again). Thank you for your attention to this matter.

**Opposition to C1 application for Austin St properties**

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From Marilyn Tatsch [REDACTED]

Date Thu 4/30/2026 9:54 AM

To [REDACTED]  
Cc [REDACTED]

Good day,

My name is Marilyn Tatsch, and I live at [REDACTED] here in Fredericksburg.

I'm stating my opposition to this application, and I ask that my email be forwarded to all of the P&Z members. Please deny this application and allow these lots to continue as R1.

Thank you,  
Marilyn Tatsch

---

**OPPOSE East Austin Street Zoning - Ongoing change requests**

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**From** Kimberly Terry 

**Date** Sun 5/3/2026 6:23 PM

**To** 

Planning & Zoning:

We respectfully request that you continue to deny the ongoing zoning change requests for the properties located at 408, 412, & 414 East Austin Street.

Approving such requests sets a precedent to gradually erode zoning protections not only for these properties, but for our surrounding neighborhoods as well.

As full-time residents, we urge you to DENY these requests.

Sincerely,

Tim & Kim Terry

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**REZONING requests**

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From Melisa Walters [REDACTED]

Date Sun 5/3/2026 4:55 PM

To [REDACTED]

LETTER TO P&Z OPPOSING THIS NEW/CURRENT ZONE CHANGE REQUEST FOR 408, 412, AND 414 E AUSTIN

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PRESENTED NO PLAN OTHER THAN A STATEMENT THAT ANYONE OPPOSING THIS REQUEST IS DENYING THEM THE RIGHT TO PROFIT MORE AS A COMMERCIAL BUSINESS.

THE APPLICANTS ARE CONTRADICTIONARY IN THEIR REASONING. ONE REASON BEING THE STREETS HAVE TOO MUCH TRAFFIC AND TOO MANY CARS. IF THAT IS THE CASE, WHY CONTINUE TO WANT TO ADD TO THAT?

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THIS ALLOWS FOR THE CONTINUED CREEP AND SETS PRECEDENT FOR FUTURE BAD DECISIONS THAT CANNOT BE CONTROLLED

C1 ALLOWS FOR A MULTITUDE OF USES RESIDENTIAL R1 ...BOTH SIDES OF THESE 3 PROPERTIES, SURROUNDED BY RESIDENTIAL ON BOTH SIDES BY R1 RESIDENCES AND BACKS UP TO THE SINGLE FAMILY NEIGHBORHOOD ON SCHUBERT.

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**From:** Graham Pearson [REDACTED]  
**Sent:** Thursday, May 7, 2026 1:56 PM  
**To:** Citizen Comments <CitizenComments@fbgtx.org>  
**Subject:** Re: Rezoning Petition on Austin St - Follow-up

I support the decision to deny the rezoning request Z-2608 made by the Planning & Zoning Commission during their May 6<sup>th</sup> meeting and I hope members of the new City Council will support this decision.

Thank you for your attention,  
Graham Pearson

[REDACTED]

**ORDINANCE NO. 2026 - 23**

**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 .75 ACRES LOCATED AT 408, 412 & 414 EAST AUSTIN STREET AND MORE FULLY DESCRIBED AS BEING TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG AND LEGALLY DESCRIBED AS FBG ADD BLK 59 LOT 478- PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT INCLUDES 12' STRIP BETWEEN TOWNLOTS AND FBG ADDN BLK 59 LOT 479R, - B&B, (FCCE) CITY CENTRAL EAST SITUATED IN THE CITY OF FEDERICKSBURG, GILLESPIE COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL (R1) TO NEIGHBORHOOD COMMERCIAL (C1); 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 BEING TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG AND LEGALLY DESCRIBED AS FBG ADD BLK 59 LOT 478- PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT INCLUDES 12' STRIP BETWEEN TOWNLOTS AND FBG ADDN BLK 59 LOT 479R, - B&B, (FCCE) CITY CENTRAL EAST SITUATED IN THE CITY OF FEDERICKSBURG, GILLESPIE COUNTY, TEXAS;; to change the zoning district of said lot from SINGLE FAMILY RESIDENTIAL (R1) to NEIGHBORHOOD COMMERCIAL (C1); 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 REFERRED TO AS BEING TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG AND LEGALLY DESCRIBED AS FBG ADD BLK 59 LOT 478- PT, FBG ADDN BLK 59 LOT 478-PT & 479-PT INCLUDES 12' STRIP BETWEEN TOWNLOTS AND FBG ADDN BLK 59 LOT 479R, - B&B, (FCCE) CITY CENTRAL EAST SITUATED IN THE CITY OF FEDERICKSBURG, GILLESPIE COUNTY, TEXAS;, and as additionally described by the legal description attached hereto as Exhibit A, to be and are hereby zoned and designated NEIGHBORHOOD COMMERCIAL (C1).

**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 City of Fredericksburg 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 19<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
Randy Briley, Mayor

ATTEST:

\_\_\_\_\_  
Letty Vacek, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Mick McKamie, City Attorney



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:** Leticia Vacek, City Secretary  
**MEETING DATE:** May 19, 2026

**CATEGORY:** OTHER ACTION ITEMS AND UPDATES

---

**CAPTION:** Elect Mayor Pro-Tem for the 2026-2027 Term. (Leticia Vacek, City Secretary)

---

**SUMMARY:**

In accordance with Section 3.05 of the Code of Ordinances, at its first regular meeting after election each year, the City Council shall elect from among its members a Mayor Pro-Tem who shall serve at the pleasure of the City Council. In the absence or inability of the mayor to perform the duties of the office, the Mayor Pro-tem shall perform the duties of office and in this capacity shall be vested with all of the powers conferred on the mayor.

**BACKGROUND:**

The City of Fredericksburg's City Charter sets out when the Mayor Pro-Tem will be named as prescribed in the summary of this memo.

**FUNDING SOURCE:** n/a

**FINANCIAL IMPACT:**

n/a

**STAFF RECOMMENDATION:**

City Secretary Vacek recommends a Mayor Pro-Tem be named as prescribed by the City of Fredericksburg's Charter. After a Mayor Pro-Tem is named; City Secretary Vacek will administer the Statement of Elected Officer and Oath of Office to the named Mayor Pro-Tem.

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

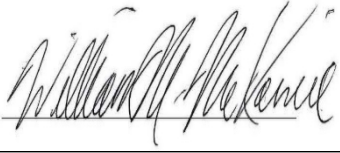
Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



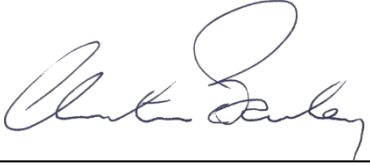
William McKamie, City Attorney

Date: May 08, 2026



Leticia Vacek, City Secretary

Date: May 12, 2026



Clinton Bailey, City Manager

Date: May 13, 2026



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Manager  
**TO:** Mayor & City Council Members  
**FROM:** Garret Bonn, Assistant City Manager  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CITY MANAGER'S REPORT

---

**CAPTION:** Fredericksburg Chamber of Commerce Quarterly Update. (Jim Mikula, Chamber President/CEO)

---

**SUMMARY:**

Jim Mikula, President/CEO of the Fredericksburg Chamber of Commerce will provide a quarterly update to the Council.

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

n/a

---

**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Tourism

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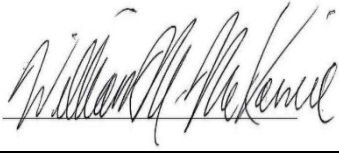
**ATTACHMENTS:**

1. 2026 05 05 City Council Presentation

**APPROVAL/REVIEW:**

\_\_\_\_\_  
Garret Bonn, Assistant City Manager

Date: May 11, 2026



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William McKamie, City Attorney

Date: May 11, 2026



---

Leticia Vacek, City Secretary

Date: May 12, 2026



---

Clinton Bailey, City Manager

Date: May 13, 2026



# Fredericksburg Chamber

*Where Heritage Meets Opportunity*

# Q1 Program and Events



- Fun After 5 Non-Profits
- Master Class - Big Beautiful Bill
- Banquet
- Leaders Breakfast
- 13 Ribbon Cuttings
- NPS 63
- Average rating



# Stats



- 659 Active Members
  - 411 Bronze
  - 95 Non-Profit
  - 54 Silver
  - 35 Gold
  - 2 Platinum
  - 4 Diamond
  - 27 Individual
  - 31 Affiliates
- 36 New Members YTD
- 40 Members Dropped



# Stats



- Wineries 59
- Retail 58
- Restaurants 52
- Home Improvement 49
- Lodging 49



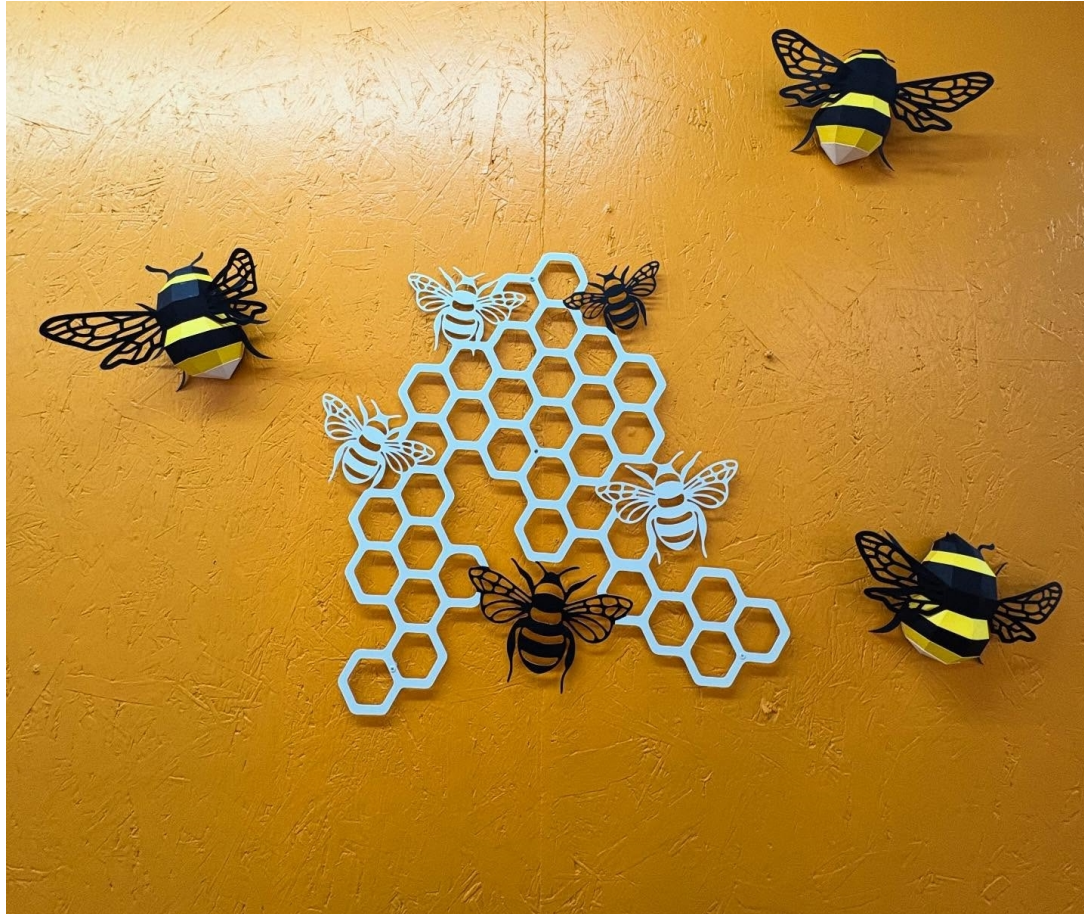
# Stats



- Construction 48
- Professional Services 34
- Medical & Health 28
- Real Estate, Moving 25
- Marketing 23
- Home Décor 23



# Stats



## Fingerprinting/Background Checks

- 2025 1,888 sessions
- 2026 YTD 500+
- Top Positions
  - Daycare
  - License to Carry
  - TEA/Non-Certified



# Stats



## Apartments

- 2025 Year End
  - 93.4% Occupancy
  - 1,408 units
  - 1,315 occupied
- 2023 Year End
  - 98% Occupancy
  - 827 total units
  - 802 occupied



# Stats



## Sales Tax City & County

- 2021 \$12.6M
- 2022 \$13.0M
- 2023 \$13.4M
- 2024 \$14.0M
- 2025 \$13.8M



# Stats



## GDP Gillespie County

- 2019 \$1.18B
- 2020 \$1.23B
- 2021 \$1.42B
- 2022 \$1.63B
- 2023 \$1.68B
- 2024 \$1.78B



# Stats



## HHI Gillespie County

- 2020 \$64.4K
- 2021 \$71.6K
- 2022 \$77.0K
- 2023 \$76.2K
- 2024 \$86.9K



# Membership Survey



- Overall High Satisfaction
- Key Benefits
- Most Attended Programs
- Membership Tenure
- Increase Tangible Value



# Membership Survey



## Strategic Opportunities

- Reaffirm and Communicate Core Mission
- Expand Educational and Industry Specific Programming
- Improve Member Visibility
- Enhance Advocacy
- Strengthen Retention Plan for New Members



# New Program/Member Support



- Lincoln Street Market  
5/9
- Main Street West Side  
Merchants
- Historic Shopping  
District Merchants
- FA5
- Hospitality Academy  
6/16-18



# Q2 Events



- Apr 12 LGC Caritas BBQ
- Apr 13 Candidate Forum
- Apr 16 FA5 & 3<sup>rd</sup> Thursday
- May 4 FHS Career Day
- May 13 State of the Burg
- May 14 Ambassadors
- May 15 LGC Graduation
- May 21 3<sup>rd</sup> Thursday
- Jun 3 Leaders Breakfast
- Jun 15 LGC Applications
- Jun 16 Hospitality  
Training



# Chamber 501 c3 Board (FFWF)



- Julie Herbort - Chair
- Tachi Hinojosa - Vice Chair
- Beth Valley - Secretary
- Sinead King - Treasurer
- Angela Enright
- Jay Mallinckrodt
- Ashley Odom
- Bobby Watson
- John Wells
- John Wallace (nominated)



# Restaurant Week



## Events

- Tacos y Margs
- Austin St Block Party
- East Side Flights
- Smoke & Fire
- TexMex BBQ
- 26 Restaurants



# Preview Week



July 21-25

- Calivence
- Women for Wine Sense – Hoffman Haus
- Yellow Door
- Altstadt
- Signor
- Boozy Brunch–Casa Chloe
- Quesoff



# Festival Week



October 21-24

- Opening Party Contigo Ranch
- Street Dinner Austin St
- Grand Tasting Markplatz
- Brunch @ Das Peach Haus



# Questions





## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** May 19, 2026

**CATEGORY:** CITY MANAGER'S REPORT

---

**CAPTION:** Presentation by the Native Plant Society for Main Street. (Alan Kirchoff & Jonathan Watt)

---

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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**ATTACHMENTS:**

None


**APPROVAL/REVIEW:**

William McKamie, City Attorney

Date: May 12, 2026

Date: May 12, 2026

Leticia Vacek, City Secretary

A handwritten signature in black ink, appearing to read "Clinton Bailey". The signature is written in a cursive style with a large, looping initial "C".

Date: May 13, 2026

Clinton Bailey, City Manager



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:** Leticia Vacek, City Secretary  
**MEETING DATE:** May 19, 2026

**CATEGORY:** ITEMS FOR FUTURE AGENDA

---

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

---

**SUMMARY:**

The City Manager provides a Listing of Future Agenda Items and Meetings on every agenda to review with the Council for feedback.

**BACKGROUND:**

The City Manager provides a Listing of Future Agenda Items and Meetings on every agenda to review with the Council for feedback.

**FUNDING SOURCE:** n/a

**FINANCIAL IMPACT:**  
n/a

**STAFF RECOMMENDATION:**

n/a

---

**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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

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**ATTACHMENTS:**

1. Future Agenda Items List 05-19-26 (1) (3)

**APPROVAL/REVIEW:**



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Leticia Vacek, City Secretary

Date: May 12, 2026



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William McKamie, City Attorney

Date: May 12, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026

## City Council Future Agenda Items/Meetings

### June 2, 2026 Regular Meeting

- June 2<sup>nd</sup> CVB Report/Quarterly Update (David Shields, CVB Chairman)
- June 2<sup>nd</sup> Board & Commission Appointments (Leticia Vacek, City Secretary)
- June 2<sup>nd</sup> Professional Services Contact for Waterline at North Llano Street (Kris Kneese, Director of Public Works/Utilities)
- June 2<sup>nd</sup> Proclamation for 250th Birthday and Anniversary of America

### Upcoming Meetings/Events

- May 19<sup>th</sup> City Hall Open House/Chamber Ribbon Cutting – 3 pm -6 pm
- May 26<sup>th</sup> Citizen University – 6 pm @ John Wm. Klein Rm (Parks & Recreation/Special Events)
- June 5<sup>th</sup> Annual Employee Picnic – Pioneer Pavilion
- June/July Orientation with City Council/Budget Kick-off/Strategic Planning Meeting/UDC (Clinton Bailey, City Manager)



## CITY COUNCIL AGENDA MEMO

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**DEPARTMENT:** City Manager  
**TO:** Mayor & City Council Members  
**FROM:** Garret Bonn, Assistant City Manager  
**MEETING DATE:** May 19, 2026

**CATEGORY:** EXECUTIVE SESSION

---

**CAPTION:** Legal Matters Update - Texas Government Code Section 551.071 (Maria Garcia - TOASE)

---

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

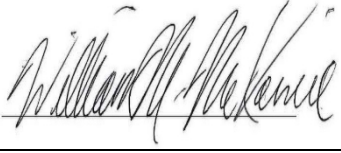
Neighborhood Quality  
Workforce  
Tourism  
City Center  
Mobility  
Small Town Sensitive Growth  
Governance

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**ATTACHMENTS:**

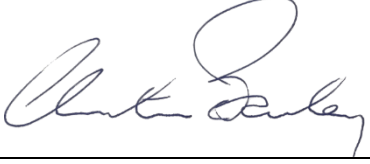
None

**APPROVAL/REVIEW:**



William McKamie, City Attorney

Date: May 12, 2026



Clinton Bailey, City Manager

Date: May 13, 2026



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** City Secretary  
**TO:** Mayor & City Council Members  
**FROM:**  
**MEETING DATE:** May 19, 2026

**CATEGORY:** EXECUTIVE SESSION

---

**CAPTION:** Discussion of City Attorney Applicants/Interviews - Texas Government Code Section 551.074.

---

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



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Leticia Vacek, City Secretary

Date: May 12, 2026



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William McKemie, City Attorney

Date: May 12, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026



## CITY COUNCIL AGENDA MEMO

---

**DEPARTMENT:** Public Works and Utilities

**TO:** Mayor & City Council Members

**FROM:**

**MEETING DATE:** May 19, 2026

**CATEGORY:** EXECUTIVE SESSION

---

**CAPTION:** Discussion of Water Supply Purchase/Lease pursuant to Texas Government Code Section 551.072.

---

**SUMMARY:**

**BACKGROUND:**

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

Comprehensive Plan Guiding Principles

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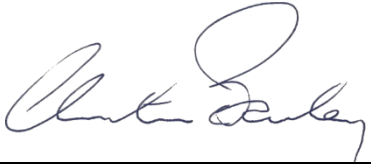
**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**

Date: May 12, 2026

William McKamie, City Attorney



---

Clinton Bailey, City Manager

Date: May 13, 2026



## 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:** May 19, 2026

**CATEGORY:** EXECUTIVE SESSION

---

**CAPTION:** Discussion and possible action regarding an amendment to the LCRA Wholesale Power Supply Agreement — Texas Government Code Section 551.071.

---

**SUMMARY:**

Discussion regarding amendment to LCRA Wholesale Power Supply Agreement.

**BACKGROUND:**

LCRA Power Supply Contract Amendment, Council may discuss the proposed amendment in executive session under the proprietary utility rates exception found in Texas Government Code § 551.086, which authorizes closed-session deliberation regarding utility competitive matters, including power supply contract terms and pricing.

**FUNDING SOURCE:**

**FINANCIAL IMPACT:**

**STAFF RECOMMENDATION:**

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**COMPREHENSIVE PLAN GUIDING PRINCIPLE:**

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

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**ATTACHMENTS:**

None

**APPROVAL/REVIEW:**



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

Date: May 12, 2026



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Garret Bonn, Assistant City Manager

Date: May 13, 2026



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William McKamie, City Attorney

Date: May 13, 2026



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Clinton Bailey, City Manager

Date: May 13, 2026