City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, August 18, 2026 ~ 9:00 AM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Randy Briley, Mayor
Bobby Watson, Mayor Pro-Tem
Tony Klein, Councilmember
Todd Eidson, Councilmember
Gary Neffendorf, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, August 18, 2026, at 9:00 AM. The meeting will be live-streamed & available for re-watch on the City's website: 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;
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 Randy Briley**

2. **INVOCATION - Jonathan Mollenkopf, Pastor of Zion Lutheran Church will lead the Invocation**

3. **PLEDGES OF ALLEGIANCE - Mayor Randy Briley**

4. **CEREMONIAL RECOGNITION - Tim Dooley, Former Planning & Zoning Commissioner**

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 Regular City Council Minutes for August 4, 2026. (Leticia Vacek, City Secretary/RMO)

B. Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 16, 2026, at 7:00 a.m. until Sunday, October 18, 2026, by 12:00 p.m., for Bestfest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Event Coordinator)

C. Consider approving 2027 Fourth of July Parade and Fireworks Schedule (Jennifer Krupa, Assistant Parks & Recreation Director/Special Events Coordinator)

D. Consider and approve Ordinance 2026-29 amending the Health Department Fees, Section 25.100, Article 25.000 of Appendix A - Fee Schedule for Food Establishment Inspections, Reviews, and Permits Issued effective after the date of Passage. (Kelli Olfers, City/County Health Director)

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

A. **REQUEST – DEV-2026-82-ZC:** BY Landmark Planning and Advisors To Consider the following: (Cliff Cross, Director of Development Services).

A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties legally described as ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT of the (FCNW) City Northwest Neighborhood and commonly known as 604, 608 AND 610 North Milam Street, Fredericksburg, Texas. *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 2026-30 for the Rezoning

B. **REQUEST – DEV-2026-83-ZC:** By Short Elliott Hendrickson, Inc to Consider the Following: (Cliff Cross, Director of Development Services).

A zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, Fredericksburg, Texas. *Item Tabled by Planning & Zoning - No Action at this Time.*

8. OTHER ACTION ITEMS AND UPDATES

A. Overview and Discussion of the City of Fredericksburg's Fiscal Year 2027 Proposed Budget. (Clinton Bailey, City Manager)

B. Consideration and action to establish the proposed maximum Tax Rate (not-to-exceed rate) for publication and public hearing purposes for Fiscal Year 2027. (Krista Wareham, Finance Director)

C. Consideration and action Setting the Public Hearing Date on the proposed Fiscal Year 2027 Tax Rate. (Krista Wareham, Finance Director)

9. CITY MANAGER'S REPORT

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

10. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey will review the Future Agenda Items and Meetings List with the Council. (Leticia Vacek, City Secretary)

11. EXECUTIVE SESSION

The City Council will recess its open meeting and convene in Executive Session pursuant to Texas Government Code Section - (551.071 Consultation with City Attorney):

A. Deliberation regarding Economic Development negotiations — Pursuant to Texas Government Code Section 551.087 regarding potential incentives for a development interested in locating in the city and consultation with the City Attorney pursuant to Texas Government Code Section 551.071 regarding legal matters related to same. (Barbara Quirk, City Attorney)

B. Deliberation regarding Critical Infrastructure Facility — Pursuant to Texas Government Code Section 551.0761 - Water/Wastewater Treatment Facilities and vulnerability of the system. (Barbara Quirk, City Attorney)

12. ADJOURN

The Following Tax Statement is required to be posted by State Law:
Section 551.043(c), Texas Government Code

City of Fredericksburg, Texas
Taxpayer Impact Statement For
Median-Valued Homestead Property

Fiscal Year (Tax Year)	Median-Valued Homestead	Tax Rate per $100 of Value	Estimated Property Tax Bill
FY 2025-2026 (Tax Year 2025)	$ 473,057	Adopted 2025 Tax Rate: $0.227427	$ 1,075.86
FY 2026-2027 (Tax Year 2026)	$ 450,690	2026 No-New-Revenue Tax Rate: $0.241342	$ 1,087.70
FY 2026-2027 (Tax Year 2026)	$ 450,690	Proposed 2026 Tax Rate based on the proposed budget for 2026-2027: $0.246646	$ 1,111.61

CERTIFICATION

This is to certify that I, Leticia Vacek, posted this agenda on August 12, 2026, in the bulletin board at the City of Fredericksburg City Hall, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas.

Leticia Vacek

Leticia Vacek, TRMC/CMC/MMC
City Secretary

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM: Leticia Vacek, City Secretary
MEETING DATE: August 18, 2026 **CATEGORY:** CONSENT

CAPTION: Consider approval of Regular City Council Minutes for August 4, 2026. (Leticia Vacek, City Secretary/RMO)

SUMMARY:
The minutes from each Council Meeting are typically submitted at the following Regular Meeting for approval.

BACKGROUND:
The City Council Minutes are permanent record of the City and maintained the City's Records Repository permanently.

FUNDING SOURCE: n/a

FINANCIAL IMPACT:
n/a

STAFF RECOMMENDATION:
City Secretary Vacek recommends approval of the minutes.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. City Council Regular Meeting 08-04-2026 MinutesFinal

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: August 11, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

City of Fredericksburg

City Council Regular Meeting Minutes
Tuesday, August 4, 2026 ~ 9:00 AM
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2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

City Council:
Randy Briley Mayor
Tony Klein, Councilmember
Todd Eidson, Councilmember
Gary Neffendorf, Councilmember
Bobby Watson, Mayor Pro-Tem - Absent

City Staff:
Clinton Bailey, City Manager
Barbara Quirk, City Attorney
Garret Bonn, Asst. City Manager
Leticia Vacek, City Secretary
Krista Wareham, Finance Director
Brian Vorauer, Police Chief
Aaron Anderegg, IT Director
Kris Kneese, Public Works/Utilities Director
Cliff Cross, Development Services Director
Laurie Cassidy, Deputy City Secretary
Alyssa Rivera, PD Outreach Specialist

1. CALL TO ORDER
Mayor Briley called the meeting to order and noted a quorum was present.

2. INVOCATION
Colleen Haley, Pastor of Christ in the Hills Global Methodist Church provided the invocation.

3. PLEDGES OF ALLEGIANCE
Mayor Briley led the Pledges.

4. EMPLOYEE RECOGNITION:

A. Introduction of New Employees Kimberly Campbell, Deputy Municipal Court Clerk, and Staci Martin, Municipal Court Clerk/Administrator (Shelley Becker, Municipal Court Judge)

Judge Becker introduced the newest employees at the Municipal Court. Kimberly Campbell, was raised, married and lives in Fredericksburg with her husband and now serves as Deputy Municipal Court Clerk. Judge Becker introduced Stacy Martin, Municipal Court Clerk who worked at the San Antonio

Municipal Court and has moved from San Antonio to Fredericksburg. She added that Stacy earned the highest certification for Municipal Court Clerks.

5. COUNCIL COMMENTS

Councilmember Eidson reported that he attended the First Responders BBQ Dinner on July 21st and Lunch on July 22nd that DC Partners sponsored. He added that on July 28th he attended the CVB Meeting and also met with new City Attorney, Barbara Quirk.

Councilmember Klein reported that he attended the Gilespie County Leadership Reunion the County Commissioners Court Meeting last week. He announced that Old San Antonio Road will be closed for a while as the County currently does not have funds to rebuild it.

Mayor Briley reported that the County's lawsuit against the Battery Energy Storage System and solar Project survived dismissal on Monday. Therefore, the County's request for injunctive relief will move forward with a hearing in September.

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 Special Budget Meeting held July 14, 2026 (9:00 AM), Special Joint Meeting with Gillespie County Commissioners held July 14, 2026 (1:30 PM) and the Regular City Council Meeting held July 21, 2026. (Leticia Vacek, City Secretary)

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

7. OTHER ACTION ITEMS AND UPDATES

A. Consider approval and award of a Construction Manager at Risk Contract between Fredericksburg Convention and Visitor Bureau (CVB) and Kendnel Kasper Construction, Inc. for Renovations to the Fredericksburg Visitors Center and the Remodel of Public Restrooms and Authorization to Proceed with the Improvements to the Facility in Accordance with the Terms of the Facility Lease Agreement Between the City and CVB (Jenny Staudt, CVB VP & David Shields, CVB Board Chair)

Dr. Shields presented said item and mentioned that the target date for completion is by Spring Break. He added that this is for renovations of the public restrooms and said that the contractor has been selected and is currently working on their start date.

Councilmember Klein moved to approve Item 7A as presented. Councilmember Eidson seconded the motion. The motion carried unanimously by those present.

B. Consider and approve the Interlocal Agreement with the Fredericksburg Independent School District for the Juvenile Case Manager Program for the 2026-2027 Academic Year. (Municipal Court Judge Becker)

Judge Becker presented said item noting that the only changes in the agreement are the name of the new Superintendent and the academic year.

Councilmember Klein moved to approve the agreement as recommended. Councilmember Neffendorf seconded the motion. The motion carried unanimously by those present.

C. Consider and approve the reappointment of Shelley Becker as Municipal Court Judge. (Mayor Briley and Council)

Councilmember Eidson moved to reappoint Shelley Becker as Municipal Court Judge for 2 years as allowed by State Law. Councilmember Klein seconded the motion. The motion carried by those present.

D. Presentation of Proposed Tax Rates for Fiscal Year 2027 (Krista Wareham, Finance Director)

Krista presented the rates calculated and read the Truth in Taxation slide. She referenced the two tax rates denoting the no-new-revenue rate and the voter approval rate of 0.26 cents. The city's proposed no-new-revenue rate would increase the tax rate to 0.24 cents.

She referenced the property tax bill allocations (FY2026) denoting that the City only receives 18 cents from each tax dollar while the County receives 21 cents, FISD receives 61 cents and less than one cent is applied to the Underground Water Conservation District. She also showed the comparison of our property tax rate with those from surrounding cities. She noted that she included the new value to the tax roll and the de minimis. Councilmember Neffendorf stated that the tax values had decreased.

On the slide entitled "Next Steps" Krista read the following that is related to the 2027 City Budget with the filing of the proposed 2027 Budget with the City Secretary on August 14th followed by a City Council Meeting on August 18th where the Council will set the proposed 2027 Tax Rate. On August 26th, a Special Budget Meeting has been scheduled at 9am in the City Council Chambers. The Public Hearing on the Proposed 2027 Budget is scheduled for September 8, 2026, at 9am in the City Council Chambers. Lastly, she reported that the City Council is set to adopt the 2027 Tax Rate and Budget on September 9, 2026, at 9am at the City Council Chambers.

Councilmember Eidson mentioned that he would propose to add the following personnel, Two Parks employees and an Assistant to current Emergency Management Coordinator, Ashley Morris with half of the salary be to split with the County for Ashley's Assistant.

Councilmember Neffendorf added that he agreed with everything Councilmember Eidson stated. Councilmember Klein added that his top items are Law Enforcement/EMS and to seek what Create Healthy can fund. Mayor Briley mentioned utilizing $500,000 from the reserve fund. City Manager Bailey noted

the increase in costs such as fuel, groceries, etc. and added that HR Director Tammie Loth is proposing a tiered level of funding personnel for retention purposes where the lowest paid employees receive the higher cost of living amount. Mayor Briley and the Council agreed and thanked Krista and her team on their Budget work.

8. ITEMS FOR FUTURE AGENDA

A. City Manager Bailey will review the Future Agenda Items/Meetings List with the City Council. (Leticia Vacek, City Secretary)

City Manager Bailey reviewed the Future Agenda Items/Meetings List with the City Council and noted the upcoming Budget Meetings as previously mentioned as well as the UDC presentation at the next Coffee with the City Manager which will take place in the Community Room at the new City Hall.

9. EXECUTIVE SESSION

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

A. Consider and discuss the appointment of the Municipal Court Judge pursuant to Texas Government Code Section 551.074. (Personnel)

B. Legal Matters Update - Texas Government Code Section 551.071. (Barbara Quirk, City Attorney) and Mick McKamie (TOASE).

Mayor Briley referenced Item A had been acted upon on Item 7C. He announced that the Council would recess into Executive Session at 9:31 am to discuss Item 9B. Mayor Briley reconvened the meeting from Executive Session at 9:43 am and announced that no action would be taken on Item 9B.

10. ADJOURN

There being no further discussion, Mayor Briley adjourned the meeting at 9:43 am.

_____
Randy Briley, Mayor

Attest:

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

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/ Special Events
MEETING DATE: August 18, 2026 **CATEGORY:** CONSENT

CAPTION: Consider the approval of a street closure request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 16, 2026, at 7:00 a.m. until Sunday, October 18, 2026, by 12:00 p.m., for Bestfest (Jennifer Krupa, Assistant Director of Parks and Recreation/Special Event Coordinator)

SUMMARY:
Bestfest is an annual event sponsored by the Knights of Columbus and is held each October at Marktplatz. This year's event will take place on Saturday, October 17, 2026. Event organizers have requested the closure of one southbound traffic lane and the parking lane of N. Adams Street, adjacent to Marktplatz from Austin to Main Street, beginning Friday, October 16, 2026, at 7:00 a.m. and ending no later than 12:00 p.m. (noon), on Sunday, October 18, 2026.

BACKGROUND:
This street closure request is identical to the 2025 request. The police, engineering and street departments have approved this request internally and the closure will not impact the parking directly in front of the merchants on Adams Street. The streets department will close the parking lane and one southbound lane on Friday, and the Knights of Columbus will reopen both lanes on Sunday by noon.

Code of Ordinances, Section 44-24. - Authority of chief of police to enforce traffic regulations.
(a)The chief of police is hereby empowered to take all actions as may be necessary or advisable to enforce traffic regulations to make effective the provisions of this chapter and other traffic laws or ordinances and to make and enforce temporary or experimental regulations to cover emergencies or special events or conditions. No such temporary or experimental regulation shall remain in effect for more than 90 days, nor shall it be effective until approved by the City Manager.
(b)The chief of police is hereby empowered, in addition to the traffic engineer, to close streets for emergencies, special events or other conditions. Street closures which are expected to be for periods in excess of two hours, except for emergencies, shall require approval by the City Council.

FUNDING SOURCE: General Fund

FINANCIAL IMPACT:
N/A

STAFF RECOMMENDATION:
Recommend City Council consider a motion to approve the request to close one southbound traffic lane and the parking lane adjacent to Marktplatz on North Adams from Austin to Main Street beginning Friday, October 16, 2026, at 7:00 a.m. until Sunday, October 18, 2026, by 12:00 p.m. for Bestfest.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Quality of Life

ATTACHMENTS:
1. 2026 Bestfest Street Closure Request Back-Up

APPROVAL/REVIEW:

Andrea Schmidt

Date: August 06, 2026

Andrea Schmidt, Parks and Recreation Director

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Leticia Vacek, City Secretary

Date: August 12, 2026

Clinton Bailey, City Manager

Street Closure Request Form

Street closure requests must be made two (2) months in advance to City Council for any closure two (2) hours or more. Street closures less than two hours in length will require police department approval. Please consider this timeline when submitting your request. You must attach the dated notification letter or email you have sent to abutting property owners (if applicable) with any feedback received. Submit completed form, the proposed traffic control plan either signed and sealed by a registered professional engineer or standard detail approved by another municipality or TXDOT, who will be responsible for installation and maintenance of the traffic control devices (copy of contact preferred) and any other attachments to the Special Events Coordinator. Once received, your request will be routed to the appropriate departments for review and assigned to a meeting agenda for City Council consideration. The event organizer or representative is required to be in attendance at the City Council meeting to present and answer any questions. Please note that security may be required based on the nature and scope of the event. Any associated security costs will be the responsibility of the event organizer.

Event Name: Bestfest (Knights of Columbus)

Event Date(s): Saturday, October 17, 2026

Contact Name: John Eilers

Contact Phone: 830-456-6279

Is this a first-time street closure request, or has it been submitted and approved previously? ☐ First-time ☑ Approved previously

Closure Area:

☐ Entire Street ☑ Parking Lane Only ☑ Partial Street ☐ Blocking or Using City-Owned Property

Location:

Additional details; describe details of use below:

Requesting to close the parking lane and one southbound lane adjacent to Marktplatz. The closure will not impact the spaces in front of the merchants on Adams St. Bestfest will reopen the lanes on Sunday, 10/18/26 by noon.

Street Closure Details:

Street Name	Between (cross street)	And (cross street)	Start Date	Start Time	End Date	End Time
Example: W. Austin Street	N. Crockett	N. Adams	Saturday, April 22, 2023	6:00 A.M.	Saturday, April 22, 2023	12:00 P.M.
Adams Street	Main Street	Austin Street	Fri.Oct. 16, 2026	7:00 a.m.	Sun.Oct.18, 2026	By noon

Name & Contact Info. for TCP Engineer: City of Fredericksburg Streets Department

Name & Contact Info. for Installer/Maintainer: City of Fredericksburg Street Department

CITY USE ONLY:

Engineer: E. Williamson via email Date: 8-4-26

Police: C. Loveless via email Date: 8-4-26

Streets: G. Durst via email Date: 8-4-26

Additional Requirements: if a street closure is approved, any deviation from the approved plan may impact the ability of the event organizer to obtain approvals for future events.
____ ' Emergency lane access is required.

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Parks and Recreation
TO: Mayor & City Council Members
FROM: Jennifer Krupa, Asst. PARD Director/ Special Events
MEETING DATE: August 18, 2026 **CATEGORY:** CONSENT

CAPTION: Consider approving 2027 Fourth of July Parade and Fireworks Schedule (Jennifer Krupa, Assistant Parks & Recreation Director/Special Events Coordinator)

SUMMARY: Staff is carefully considering several factors when determining the date and time for the 2027 Independence Day Parade. Because Independence Day falls on a Sunday in 2027, the parade has historically been scheduled for 1:00 p.m., consistent with past practice of holding Sunday parades after local morning church services. However, a 1:00 p.m. start time presents concerns due to the extreme summer heat, particularly for parade participants, volunteers, spectators, first responders, and animals participating in the event.

During parade registration this year, the city required each entry to answer the following question to register for the parade:

IN 2027, THE FOURTH OF JULY WILL FALL ON SUNDAY. HISTORICALLY, WE HAVE POSTPONED THE PARADE START TIME UNTIL 1:00 P.M. ON JULY 4TH. DUE TO POTENTIAL HEAT ISSUES, WE ARE CONSIDERING MOVING THE PARADE TO SATURDAY, JULY 3, 2027, AT 10:00 A.M. PLEASE SELECT WHICH OPTION WOULD YOU PREFER FOR THE 2027 JULY 4TH PARADE, AND WHAT WORKS BEST FOR YOUR ORGANIZATION'S PARTICIPATION.

_____ HOLD THE PARADE ON SAT., JULY 3 AT 10 A.M. _____ HOLD THE PARADE ON SUN., JULY 4TH AT 1 P.M.

Approximately 80% of respondents (76 out of 96 entry forms) indicated they would prefer holding the parade on Saturday, July 3, 2027, at 10:00 a.m., rather than on Sunday afternoon.

City staff, including Police, Fire/EMS, Parks and Public Works staff were also asked if the parade and fireworks being held on consecutive days would impact their department positively or negatively, and they concluded that this change would not negatively impact their department and were in support of the events on Saturday and Sunday.

Based on this participant feedback and to provide a safer and more enjoyable experience for everyone involved, city staff would ask to move the parade to Saturday, July 3, 2027, at 10:00 a.m., and the fireworks would be scheduled for Sunday, July 4, 2027, at 9:30 p.m.

BACKGROUND: The Fourth of July falls on a Sunday roughly every 5 to 6 years, and will fall on a Sunday in 2027. Historically, the parade has been held at 1:00 p.m. to allow for attendees to attend church services. Due to potential heat issues and decreased attendance at the parade, staff is requesting that city council approve the 2027 parade to take place on Saturday, July 3, 2027, at 10:00 a.m., but still hold the fireworks display on July 4, 2027, at 9:30 p.m.

This schedule allows for:

- Cooler morning temperatures, reducing the risk of heat-related illness.
- A more comfortable experience for parade participants, spectators, volunteers, and public safety personnel, especially children and the elderly.
- Improved conditions for vehicles, animals, and marching groups.
- Greater opportunity for families to enjoy the parade before continuing with other Independence Day weekend activities.
- Continued recognition and celebration of Independence Day throughout the holiday weekend.

Finally, if the parade was held on Sunday, the public restrooms at the Pioneer Museum would be closed, so we would not have any public restrooms available on the west side of town.

FUNDING SOURCE: General Fund and Tourism

FINANCIAL IMPACT:
No financial impact with a date change.

STAFF RECOMMENDATION:
Staff recommends City Council consider a motion to allow city staff to move the annual Fourth of July Parade in 2027 to Saturday, July 3, 2027, at 10:00 a.m., and schedule the fireworks for Sunday, July 4, 2027, at 9:30 p.m.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Tourism

ATTACHMENTS:
None

APPROVAL/REVIEW:

Andrea Schmidt

Date: August 11, 2026

Andrea Schmidt, Parks and Recreation Director

Date: August 11, 2026

William McKamie, City Attorney

Leticia Vacek, City Secretary

Date: August 11, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Health Department
TO: Mayor & City Council Members
FROM: Kelli Olfers, GC Health Director
MEETING DATE: August 18, 2026 **CATEGORY:** CONSENT

CAPTION: Consider and approve Ordinance 2026-29 amending the Health Department Fees, Section 25.100, Article 25.000 of Appendix A - Fee Schedule for Food Establishment Inspections, Reviews, and Permits Issued effective after the date of Passage. (Kelli Olfers, City/County Health Director)

SUMMARY:
The Gillespie County Health Division serves as the regulatory authority for food establishment inspections, plan review, and permits issued pursuant to city regulations. It is necessary to amend the fees for the required Retail Health Permits, Inspections, Plan Review, and Permits issued by the Health Department. The Schedule Fees Exhibit outlines the fees determined and are in the best interest of the health, safety, and general welfare of the citizens and the public.

BACKGROUND:
Both the Gillespie County Commissioners and the City Council are aware of the proposed Fee Schedule as the item has been presented at respective budget meetings.

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:
Health Director Olfers recommends approval of Ordinance 2026-29.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. Ordinance 2026-29 Health Department Fee Schedule

APPROVAL/REVIEW:

Kelli Olfers

_____ Date: July 30, 2026

Kelli Olfers, GC Health Director

_____ Date: July 30, 2026

Barbara Quirk, City Attorney

_____ Date: July 31, 2026

Leticia Vacek, City Secretary

_____ Date: August 12, 2026

Clinton Bailey, City Manager

ORDINANCE 2026-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, TEXAS, AMENDING SECTION 25.100, "PERMITS ISSUED BY THE HEALTH DEPARTMENT," ARTICLE 25.000, "HEALTH DEPARTMENT FEES," OF APPENDIX A, "FEE SCHEDULE," OF THE CODE OF ORDINANCES, CITY OF FREDERICKSBURG, TEXAS, BY AMENDING THE FEE SCHEDULE FOR FOOD ESTABLISHMENT INSPECTIONS, PLAN REVIEW, AND PERMITS ISSUED BY THE CITY; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fredericksburg 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 Gillespie County Health Division serves as the regulatory authority for food establishment inspections, plan review, and permits issued pursuant to City regulations; and

WHEREAS, the City Council finds it necessary to amend the fees from time to time in accordance with the Gillespie County Health Division fee schedule for food establishment inspections, plan review, and permits issued by the City; and

WHEREAS, the City Council has determined that the fees as outlined herein are in the best interest of the health, safety, and general welfare of the citizens and the public.

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

Section 1: The findings above are found to be true and correct and are incorporated herein.

Section 2. Section 25.100, "Permits issued by the Health Department," of Article 25.000, "Health Department Fees," of Appendix A, "Fee Schedule," of the Code of Ordinances, City of Fredericksburg, Texas (the "Code"), is hereby amended to read as follows:

"Sec. 25.100. – [Permits issued by the Health Department.]

The following fees shall be paid for permits issued by the Health Department: See Exhibit A

Section 3. Cumulative. This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, City of Fredericksburg, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

Section 4. Severability. 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 5. Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED on the 18th day of August, 2026.

Randy Briley, Mayor

ATTEST:

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

APPROVED AS TO FORM:

Barbara Quirk, City Attorney

EXHIBIT "A" (Ordinance 2026-29)

A. Fixed Retail Food Establishments

1. Tier 1 (1—5 employees)	$400.00 per year
2. Tier 2 (6—19 employees)	$475.00 per year
3. Tier 3 (20+ employees)	$525.00 per year
Reinspection Fee	$150.00
Retail Late Fee January 10th	$100.00
Permit application fee (includes plan review) - all Fixed Retail Food Establishments	
1. Tier 1 (1—5 employees)	$100.00 per year
2. Tier 2 (6—19 employees)	$200.00 per year
3. Tier 3 (20+ employees)	$300.00 per year

B. Temporary Food Service Establishment

1. Temporary Food Service Establishments (One-Time Event) Per booth, per event. Good for 14 days when application is made on or before the tenth (10th) day before the event	$50.00 per event
2. Temporary food service establishments, one-year permit running from January 1 to December 31, with no proration when application is made after the tenth (10th) day the event per year	$200.00 per year
3. Farmer's Market	$100.00 per year
4. Late Fee (Within 10 days prior to the event)	$20.00
5. Expedited Fee (Within 3 days of the event).	$50.00 per event

C. HAACP Plan Review fee - review of Hazard Analysis Critical Control Point ("HAACP") plan, when necessary for specialized processing methods - this fee is in addition to all other fees set forth in Sec. 25.100.	$100.00

D. Schools & Childcare

1. School Food Establishment (Operated on a for-profit basis by a private contractor)	$250.00
2. Request for Inspection Fee (Independent School District cafeterias & nonprofit organizations)	$100.00
3. Childcare Environmental Inspection Fee	$100.00
4. Foster and Adoption Environmental Inspection Fee	$50.00
5. Duplication of Permit	$10.00

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 18, 2026

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: REQUEST – DEV-2026-82-ZC: BY Landmark Planning and Advisors To Consider the following: (Cliff Cross, Director of Development Services).

A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for properties legally described as ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT of the (FCNW) City Northwest Neighborhood and commonly known as 604, 608 AND 610 North Milam Street, Fredericksburg, Texas. *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 2026-30 for the Rezoning

SUMMARY:
The applicants have submitted a Zoning Change request for three individual lots totaling approximately 1.05 acres (45,600 sq. ft) and commonly known as 604, 608 & 610 N. Milam Street . 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, south, east and west. There is also a mixture of C1 - Neighborhood Commercial and R2 - Mixed Residential throughout the area.

The properties are 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 applicants 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

* 10 feet when adjacent to R-1 or R-5

The 2024 Comprehensive Plan identifies the subject property as a future Place Type of Mixed-Use Community / Corridor which is envisioned to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses.

Appropriate existing zoning districts would include R2, R3, R5, NC, C, M3, MU1, MU2

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 August 11, 2026, 1 Approval and 9 Opposition responses have been received associated with the 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 Mixed-Use Community / Corridor place type. Per the "Intent And Character" section of the plan, "Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and

characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development".

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained "sense of place." The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. Important characteristics include building relationship with the street, pedestrian movement, signage, street design, and public gathering places.

Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

Furthermore, the properties adjacent to the Mixed-Use Community / Corridor place type are primarily located within the Neighborhood Residential place type which identifies the appropriate existing zoning districts as R1, R1-A, R5, NC. When considering any request the proximity and uses of those properties should also be considered. When evaluating this request the place type designation would accommodate the C1 underlying district in compliance with the Comprehensive Plan. However, when considering the request staff advised 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 recommended approval of the rezoning request from Single-Family Residential (R1) to Neighborhood Commercial (C1) if the overall findings support the new zoning 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 due to the following findings:

1. Lack of Public Benefit
2. The C-1 zoning could have a negative impact on the adjacent properties.

City Council Consideration:

Upon considering and taking action on this request, an action of Council to deny this request would require a simple majority vote to uphold the recommendation of the Planning & Zoning Commission recommendation. A decision to approve this request would require a super majority vote of Council. When considering this request, City Council should take action based upon the following findings:

1. The subject property is appropriate for the request.
2. A public benefit presented
3. The C-1 zoning would not have a negative impact on the surrounding neighborhood area.
4. The rezoning would be consistent with the guiding principles of the Comprehensive Plan.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:

Neighborhood Quality
Small Town Sensitive Growth
Governance

ATTACHMENTS:

1. N Milam Rezoning Letter of Intent Signed - Redacted

2. 604-610 N Milam Notification Map
3. 604-610 N Milam Street Zoning
4. 604-610 N Milam Land Use
5. 604-610 N. Milam St Place Type
6. 2024-Fredericksburg-Comprehensive-Plan MU Place Type
7. N Milam rezoning presentation
8. APPROVAL - WAGNER_Redacted
9. PROTEST - DONALDSON_Redacted
10. PROTEST - FLEMING_Redacted
11. PROTEST - GLUTTLER_Redacted
12. PROTEST - OBERFELDER_NOT IN 200 FT NOTIFICATION AREA
13. PROTEST - RIVERO - NOT IN 200 FT NOTIFCATION AREA_Redacted
14. PROTEST - SNYDER - CHERI - NOT IN NOTIFICATION AREA_Redacted
15. Protest - Sparks - Dev-2026-82-ZC_Redacted
16. PROTEST - SYNDER - BILL - NOT IN NOTIFICATION AREA_Redacted
17. Protest Weiershausen - received Monday 8.3 after packets made_Redacted
18. Ordinance 2026-30 Zoning for 600 BLK Milam With Exhibit A

APPROVAL/REVIEW:

Date: August 11, 2026

Cliff Cross, Director of Development Services

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Leticia Vacek, City Secretary

Date: August 12, 2026

Clinton Bailey, City Manager

June 18, 2026

City of Fredericksburg
Development Services Dept
Fredericksburg, Texas 78624

RE: Letter of Intent – Rezoning Request from R1 (Single-Family Residential) to C1 (Neighborhood Commercial)

Properties: 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas

Dear Mayor Briley, Members of City Council and Members of Planning & Zoning Commission,
We, the undersigned property owners of 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas, respectfully submit this Letter of Intent to formally notify the City of Fredericksburg of our desire to pursue a rezoning of our respective properties from the current **R1 Single-Family Residential** zoning designation to **C1 Neighborhood Commercial** zoning. We believe this rezoning is consistent the 2024 Comprehensive Plan and with the evolving character of the surrounding area and will allow for compatible, neighborhood-scale commercial uses that serve the local community.

Property Information

The properties subject to this rezoning request are as follows:

Property 1: 604 N Milam, Fredericksburg, Texas
Owner: *Robert Riggle*
Current Zoning: R1 Single-Family Residential
Proposed Zoning: C1 Neighborhood Commercial

Property 2: 608 N Milam, Fredericksburg, Texas
Owner: *Cindy Spaeth*
Current Zoning: R1 Single-Family Residential
Proposed Zoning: C1 Neighborhood Commercial

Property 3: 610 N Milam, Fredericksburg, Texas
Owners: *Lori Bivens and Ryan Merlet*
Current Zoning: R1 Single-Family Residential
Proposed Zoning: C1 Neighborhood Commercial

Statement of Intent

It is the intent of the undersigned property owners to rezone the above-referenced properties from R1 Single-Family Residential to C1 Neighborhood Commercial in accordance with the City of Fredericksburg's zoning ordinance and applicable land use regulations. The owners believe that C1 Neighborhood Commercial zoning is the most appropriate designation for these properties given their location, proximity to existing

commercial corridors, and the potential to contribute positively to the neighborhood's economic vitality while maintaining compatibility with adjacent residential uses.

The property owners are committed to working cooperatively with the City of Fredericksburg Planning Department and all relevant municipal bodies throughout the rezoning process to ensure that the request is reviewed thoroughly and in accordance with all applicable procedures.

Designation of Authorized Agent

By executing this Letter of Intent, each of the undersigned property owners hereby authorizes and designates **Anna Hudson, AICP**, of **Landmark Planning and Development Advisors, LLC**, to act as the authorized agent on their behalf in connection with this rezoning application. Ms. Hudson is authorized to prepare, submit, and present all documents, applications, and materials required by the City of Fredericksburg in furtherance of the rezoning request from R1 to C1 Neighborhood Commercial zoning.

This authorization shall remain in effect for the duration of the rezoning process unless revoked in writing by the respective property owner. All correspondence, notices, and communications from the City of Fredericksburg regarding this rezoning request may be directed to the authorized agent at the contact information provided below.

Authorized Agent Contact Information:
Anna Hudson, AICP
Landmark Planning and Development Advisors, LLC
Address: *127 Emerald Loop, Fredericksburg, TX 78624*
Phone: *210-860-0341*
Email: *Anna@landmarkpda.com*

Closing Statement

We respectfully request that the City of Fredericksburg accept this Letter of Intent and initiate the formal rezoning review process for the above-referenced properties. We look forward to working with City staff , Mayor and Council, and the Planning Commission to advance this request in a timely and cooperative manner.

Thank you for your time and consideration of this request.

Respectfully submitted,

Property Owner – 604 N Milam
Name: *Robert Riggle*

Signature: _____ **Date:** 6/19/26

Property Owner – 608 N Milam
Name: *Cindy Spaeth*

Signature: _____ **Date:** 6/18/26

Property Owners – 610 N Milam

Name: *Lori Bivens*

Signature: _____

Date: 6/18/2026

Ryan Merlet

Signature: _____

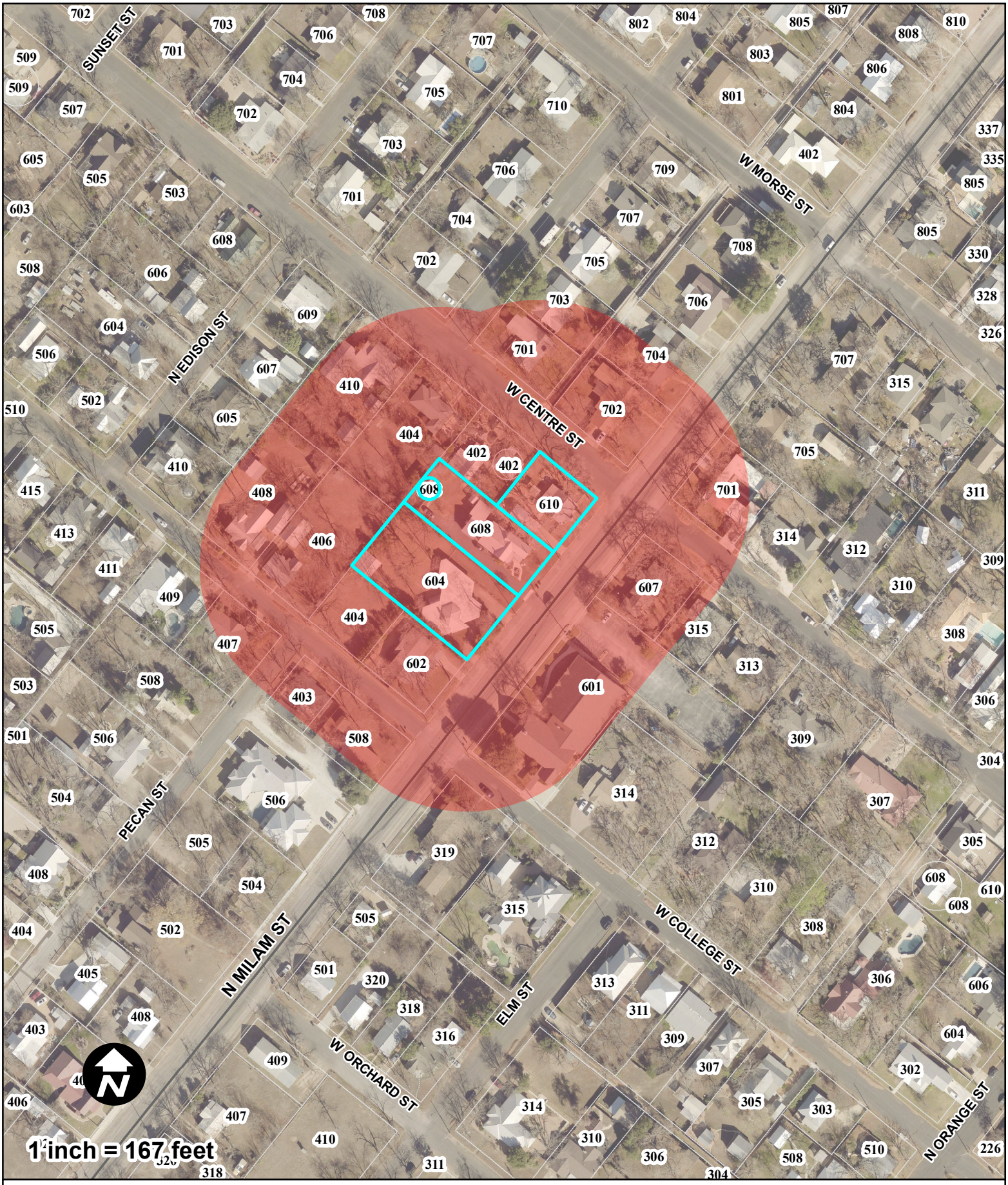
Date: 6/21/2026

Agent Acknowledgment

I, Anna Hudson, AICP, of Landmark Planning and Development Advisors, LLC, hereby acknowledge and accept the designation as authorized agent for the above-referenced property owners in connection with the rezoning request from R1 Single-Family Residential to C1 Neighborhood Commercial for the properties located at 604 N Milam, 608 N Milam, and 610 N Milam, Fredericksburg, Texas.

Anna Hudson, AICP
Landmark Planning and Development Advisors, LLC

Signature: _____ **Date:** 6-18-2026



City of Fredericksburg
DEV-2026-87-ZC
604, 608 & 610 N. Milam Street

LEGEND

200' Notification Buffer

GCAD Parcels

Underlying Zoning

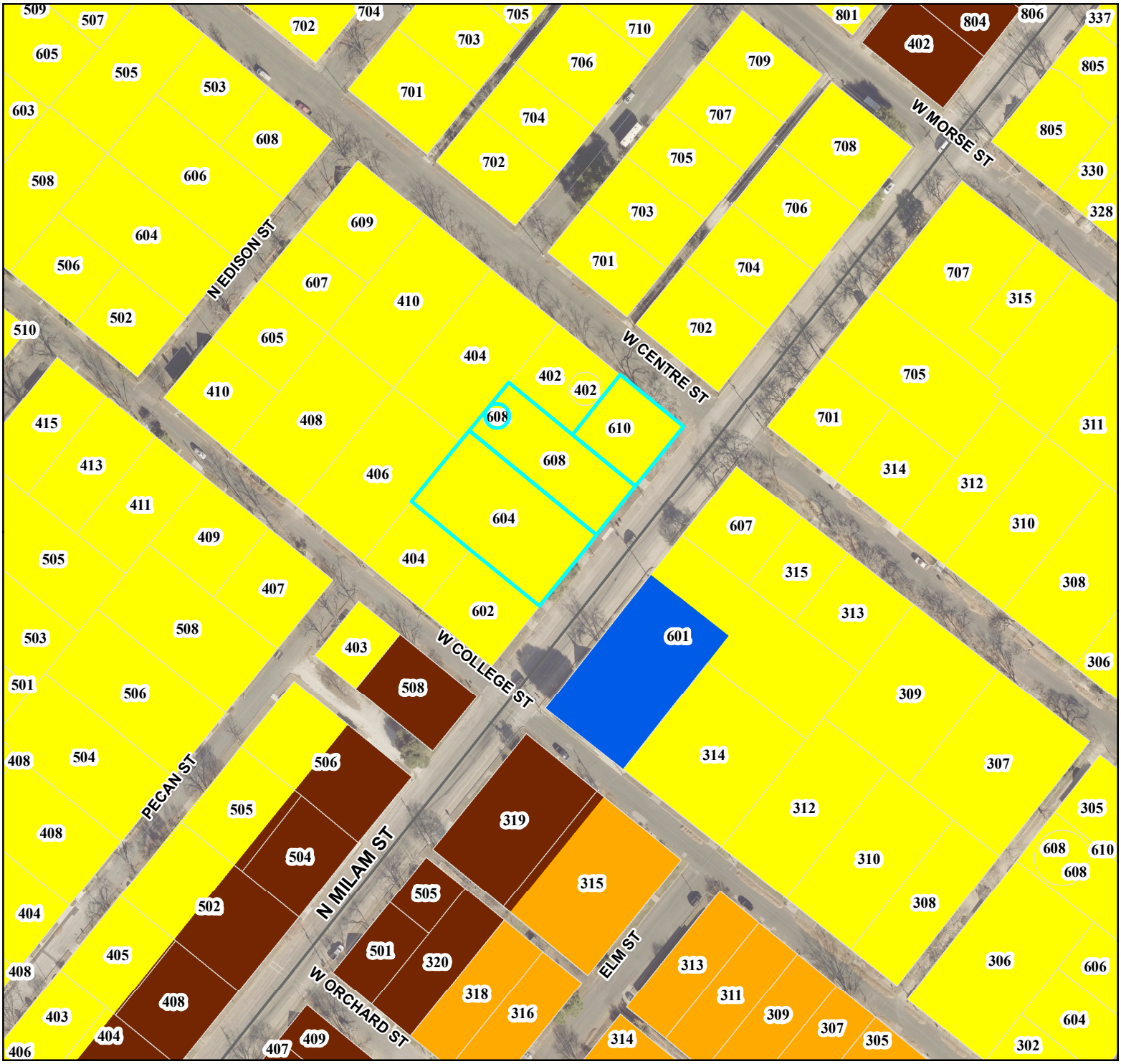
ZONED

- C1 - Neighborhood Commercial
- C1.5 - Medium Commercial
- C2 - Commercial
- CBD - Central Business District
- M1 - Light Manufacturing
- M2 - Medium Manufacturing
- OS - Open Space
- PF - Public Facilities
- PUD - Planned Unit Development

LEGEND

- R1 - Single Family Residential
- R1A - Single Family Residential - Small Lot
- R2 - Mixed Residential
- R3 - Multi-Family Residential
- R4 - Manufactured Home Residential
- R5 - Patio Home Residential
- GCAD Parcels

City of Fredericksburg
DEV-2026-82-ZC
604,608 & 610 N. Milam Street



LEGEND

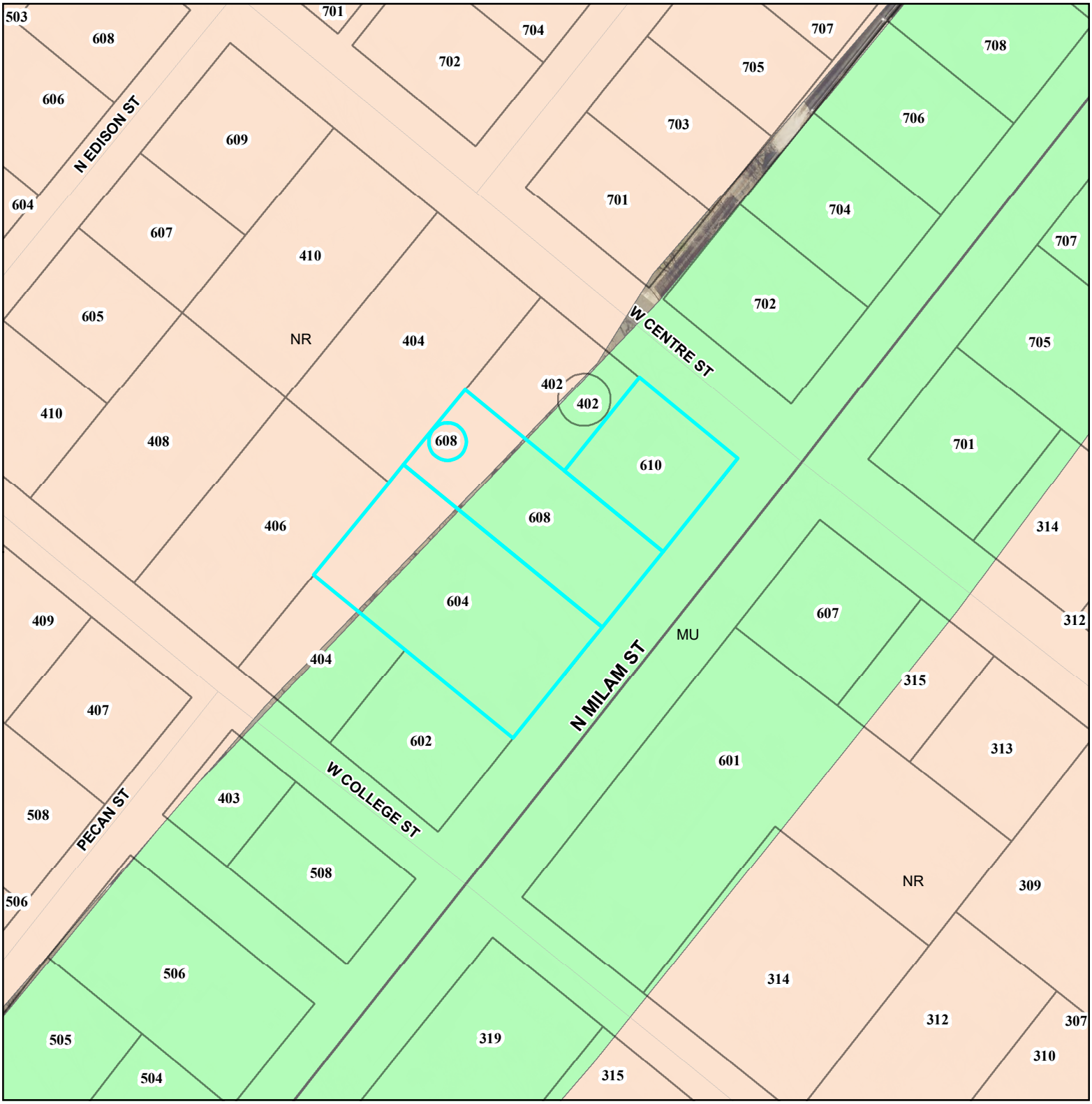
- GCAD Parcels

Landuse

LANDUSE

- Downtown Central Business District
- Uptown Central Business District
- Commercial Center
- Commercial
- Employment Center
- FUTURE ROW
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Parks & Open Space
- Public / Semi-Public
- Rural

City of Fredericksburg
DEV-2026-82-ZC
604, 608 & 610 N. Milam Street



LEGEND

GCAD Parcels

Place_Type

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

City of Fredericksburg
DEV-2026-82-ZC
604, 608 & 610 N. Milam Street

Mixed-Use Community / Corridor

INTENT AND CHARACTER

This place type is envisioned to be a well-planned, walkable mixed-use area. A Mixed-Use Community or Corridor should be as the name suggests - with a strong and sustained “sense of place.” The intent of this category is to provide flexibility towards development and preference for complete neighborhoods with integrated commercial and residential uses. These highly activated areas include integrated residential, retail, and small-scale employment use.

Land uses are less distinguishable and less regulated in this more urban environment, where the focus is more on form than function. Important characteristics include building relationship with the street, pedestrian movement, signage, street design, and public gathering places.

Within a small geographic area, different land uses can be side by side or within the same building. These places tend to be bustling and diverse, with a sense of place. Mixed-Use Communities or Corridors can serve a large region, while others can serve local residents. The functions and characteristics of both concepts are generally the same, with variations in the size of their service areas and intensity of development.

Development Intensity Target

Residential	40 - 80%
Commercial	20 - 60%

APPROPRIATE LAND USE TYPES

Commercial

- Contextual to location but intended to include neighborhood and regional-serving retail, personal service, hotel, restaurant (no drive-thru) and office use.

Residential

- Middle housing types such as townhouses, patio homes, cottage courts, urban lofts, and apartments in walkable environments near commercial and open space. Stand-alone apartments are not desirable.

Industrial

- Not appropriate

Institutional

- Education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); utility and service uses (e.g., electrical substations, fire stations, etc.). High schools may be permitted if they are located and take access from a collector or greater street classification.

Green Spaces

- Parks and recreation facilities; natural areas; open spaces; trail corridors; water quality features

GUIDANCE AND INTERPRETATION

The following recommendations should be considered for decision-making for zoning requests, development approvals, and regulatory adjustments:

- Although not required, regional detention should be considered to serve all parcels within an activity center. This allows for greater intensity of use across the entire development.
- High interconnectivity between uses and parcels is required internal to the site, both vehicular and pedestrian.
- On-site parking should be first accommodated through reduced minimum parking requirements, followed by on-street parking, shared parking, and structured parking. Individual surface lots for each parcel should not be required.
- Outparcels located along arterial and collector roadways should be developed and connected to serve the internal streets.
- Building height and mass should be designed to be compatible with abutting uses, where the greatest intensity is located near the center of the development or adjacent to arterial streets.
- Buildings should be sited in close proximity to each other and well-connected via pedestrian pathways and sidewalks.
- Development quality (architecture and landscaping) should be of higher standard.
- In implementation, development code modifications could be needed to achieve the envisioned development character.
- Regional stormwater retention facilities and infrastructure should be utilized to create greenways and pedestrian/bicycle paths.

DEVELOPMENT CODE CONSIDERATIONS

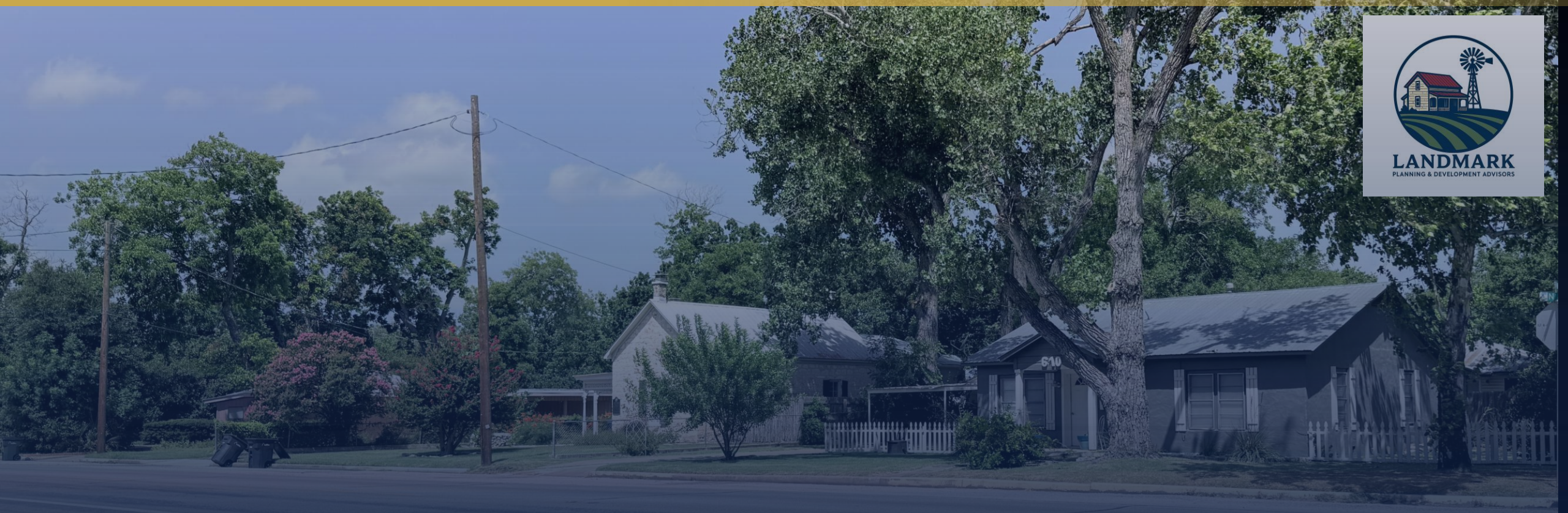
Appropriate Existing Zoning Districts:

- R2, R3, R5, NC, C, M3, MU1, MU2

Implementation - Development Code Review:

- Review buffers and screening to ensure compatibility (urban scale) externally
- Public space and shade considerations
- Urban street character elements to promote walkability and mix of use
- Urban mobility elements such as pedestrian/bike, on-street parking, transit
- Reduced parking requirements and alternatives to reduce on-site parking lots
- Connectivity and efficient infrastructure requirements to add value
- Establish standards for food truck parks

REPRESENTATIVE IMAGERY



Rezoning Request: R1 to C1

604, 608 & 610 N Milam Street

City of Fredericksburg Planning & Zoning Commission & City Council — Aug 2026

Subject Properties

1

604 N MILAM ST

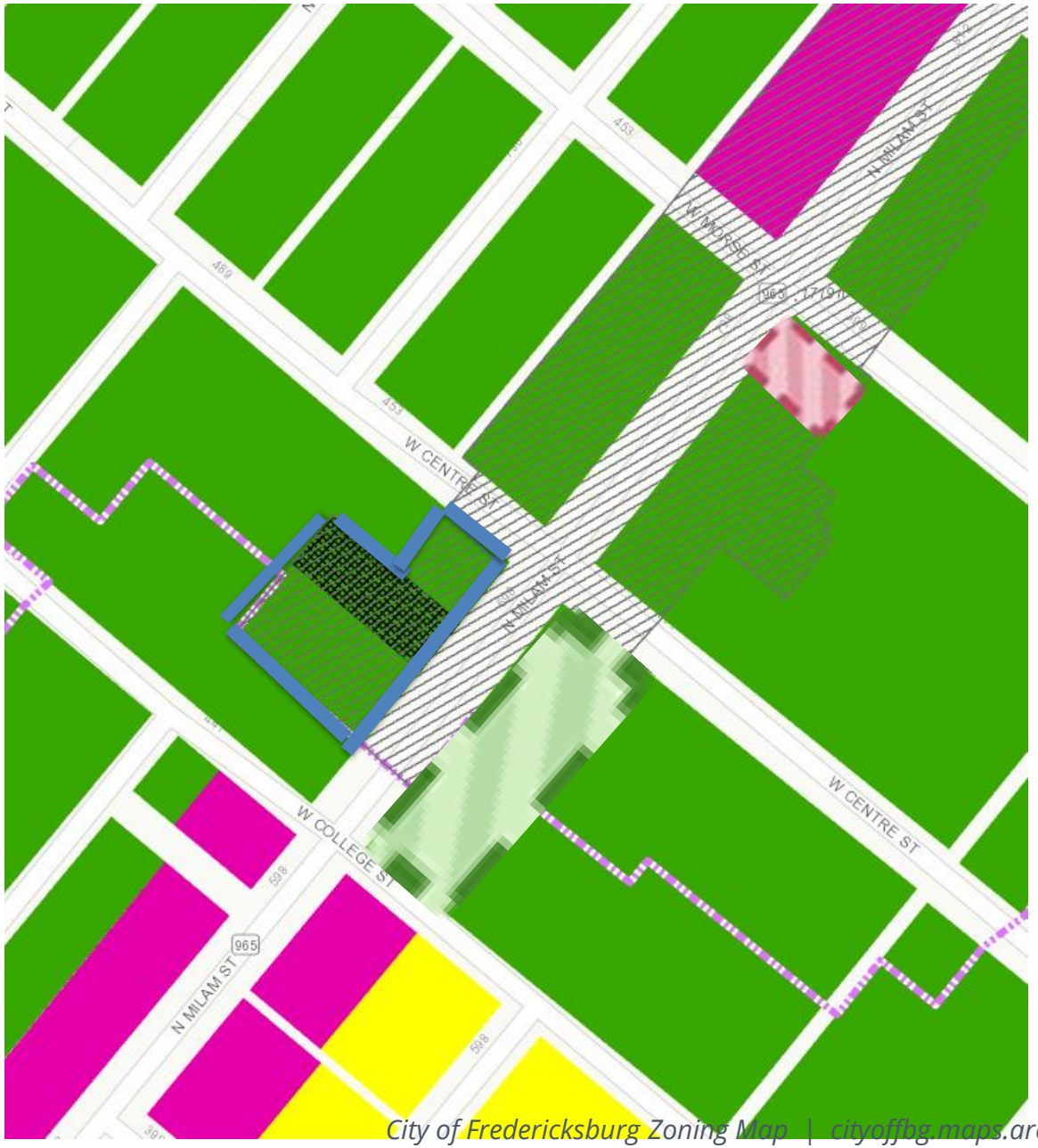
2

608 N MILAM

3

610 N MILAM

Zoning Context — N Milam Street Entry Corridor



MAP LEGEND

C1 — Neighborhood Commercial
Existing zoning along corridor

C1 — Approved, Map Pending
707 N Milam — rezoned C1 in 2026

Subject Parcels — R1 → C1 Requested
604, 608 & 610 N Milam Street

R1 Zoned — Commercial Uses in Practice
East side 600 block: church & Good Sam offices

City of Fredericksburg Zoning Map | cityoffbg.maps.arcgis.com | 707 N Milam not yet updated on official map

Request Overview

Three Subject Parcels

604 608 610 N Milam Street — three adjacent lots currently zoned **R1 Single-Family Residential in Entry Corridor Overlay**
.

Rezoning Request: R1 → C1

Applicants request reclassification from **R1** to **C1 Neighborhood Commercial** consistent with the City's adopted Comprehensive Plan and the established commercial character of N Milam Street.

Future Flexibility for Owners

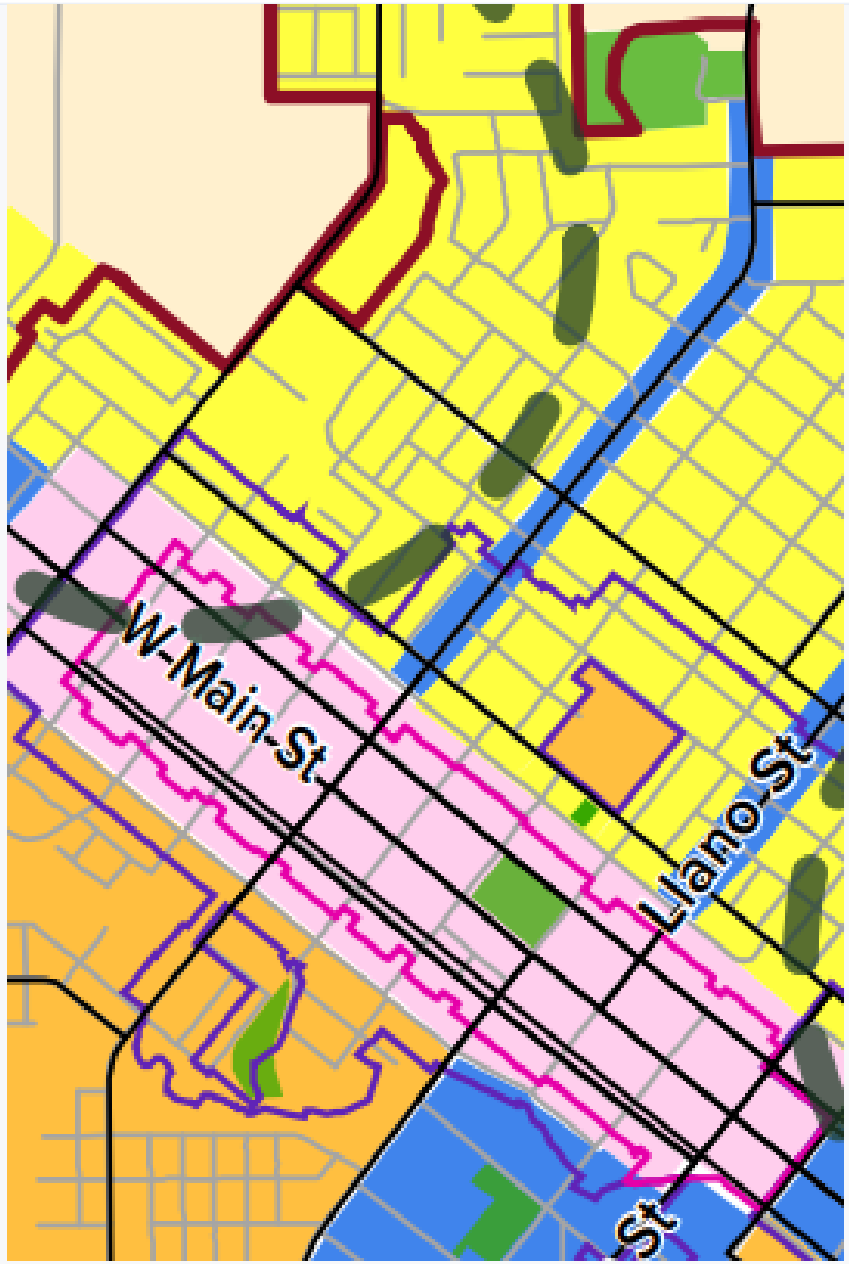
Owners seek options consistent with the **established N. Milam C1 corridor (State Hwy 965)** and recent single parcel rezone on N Milam Street. This request reduces the remaining R1 gap and aligns the parcels with the Comp Plan

KEY ZONING FACTS

- N Milam Street corridor is predominantly **C1 Neighborhood Commercial** on both sides.
- **707 N Milam** approved for C1 in 2026 —official map not yet updated.
- The **east side of the 600 block** (odd numbers) is zoned R1 but operates as a **church and offices** —commercial uses already facing the subject properties.

Comprehensive Plan Consistency

2024 GUTE STADT COMP PLAN — ADOPTED MARCH 19, 2024



Place Type Map Designation

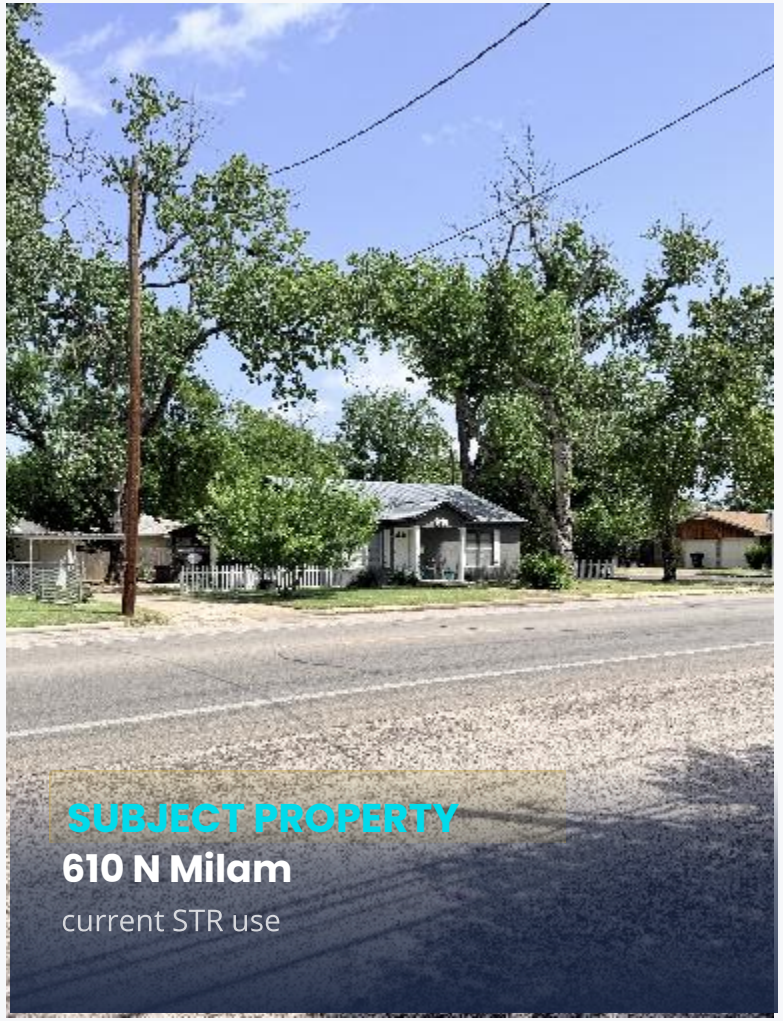
The City's adopted 2024 Future Place Type Map shows N Milam Street as **Mixed Use Corridor.** Land use characteristics allowed in zoning districts should be aligned with the intent and character or the place types.

C1 Is the Appropriate Zoning District

C1 Neighborhood Commercial directly implements the Mixed-Use Corridor place type — **restricted commercial facilities serving the immediate neighborhood** , compatible with residential character.

Additional Corridor Views

Established commercial character along N Milam Street supports C1 rezoning consistency for 604, 608 & 610 N Milam



SUBJECT PROPERTY

610 N Milam

current STR use

BLOCK VIEW

N Milam Street — Block View

Church across the street zoned R1 but acts as C1

PRECEDENT

707 N Milam recently rezoned R1 to C1

No interested buyers as R1 and promptly sold when zoned C1.

Summary & Request for Approval

Rezoning of 604, 608 & 610 N Milam Street — R1 to C1 | City of Fredericksburg Planning & Zoning Commission

WE RESPECTFULLY REQUEST APPROVAL

Comprehensive Plan Consistency

Comprehensive Plan designates the N Milam Street corridor for mixed commercial use. This rezoning brings 604, 608, and 610 into direct alignment with the City's Plan.

Established Precedent — 707 N Milam (2026)

C1 rezoning at 707 N Milam Street earlier in 2026, establishing clear and recent precedent for neighborhood commercial zoning on this street. Approval here is consistent with that decision, treating like properties the same.

Completing the C1 Neighborhood Commercial Block

Only two blocks remain zoned R1 on an otherwise C1 street. Approval narrows the gap, reducing a patchwork of zoning, and creates a clean, unified neighborhood commercial corridor along N Milam Street.

No New Development — Future Flexibility Only

No new construction or change of use is proposed. Existing structures remain as-is. This rezoning simply provides property owners with future flexibility that aligns with the City's own planning vision for this corridor.

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

Milam street has become a highly trafficked cross connector street which is not safe for R-1 zoning. There are already a large number of offices along Milam.

[redacted]
Signature

7/27/2026
Date

Barry A. Wagner
Printed Name

508 N. Milam St.
Address

REQUEST NO. DEV-2026-82-ZC- 604, 608 & 610 N. MILAM STREET

As an interested property owner, I Protest the requested Land Use and Zoning Change, represented by the above file number because:

Our property value would decline due to a commercial property(s) being in such close proximity to our property at 404 West Centre as well as affect our long-term rental viability. We have been owners in the neighborhood for for nearly two decades and think the zoning change proposed is unnecessary at this time.

[redacted] **July 27, 2026**

Signature **Date**

John and Andrea Donaldson

403 East Travis Street, Fredericksburg, TX 78624

Public Comment Form

Please return form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

As an interested property owner, I PROTEST the requested Land Use and Zoning Change, represented by the above file number because:

1) This is a quiet neighborhood and the entire square block is all residential. Also, homes on West College St are in the historic district on a very narrow street, and rezoning could have a very negative impact with noise, lighting and additional traffic.
2) 608 and 610 are already STRs and the granting a C1 opens the door for major demolition/construction, possible installation of unwanted business in our neighborhood which could include a Liquor Store, Day Care, Group Residential or Multiple Family Residential, a Club, a Convivence Store or Gas Station, or even a Restaurant. All the above would be detrimental to our neighborhood in livability and negatively impact our property values.
3) It is my hope that the committee will seriously consider the needs of the homesteaded residents living in this neighborhood over the desires of a non-resident or investor operating STRs.
4) I am confident that, based upon the Planning & Zoning Commission's recommendation and the City Council's decisive denial of the requested rezoning from R-1 to C-1 for 408, 412, and 414 East Austin Street, you will reach the same conclusion regarding this request. Those properties, located in the 400 block of East Austin Street, experience significantly greater traffic volumes and commercial activity than the properties on N. Milam Street, which is a quiet neighborhood, making the case for commercial zoning here even less compelling.

[redacted] 4 Aug 2026

Signature Date

Judith A Fleming

Printed Name

408 W College St, Fredericksburg TX 78624

Address

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

The rezoning would negatively impact the neighborhood which is quiet and peaceful and it would open the door to more noise, traffic and lights.

[redacted] 8-3-26
Signature Date

VERDIE GLOTTLER.
Printed Name

410 W. Center FBG TX 78624
Address

Lauraine A Oberfelder

Signature **Date** 8-3-26

Lauraine A Oberfelder

Printed Name

605 N Edison St Fredericksburg, Tx. 78624

Address

Public Comment Form

Please return this form before 2PM on August 5, 2026

To

jmusgrove@fbgtx.org

OR

Development Services-Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC -604, 608 & 610 N. MILAM STREET

As an interested property owner, IXPROTEST)/_____(APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

Commercial use threatens to fundamentally alter the character of our neighborhood Our streets were designed and built for residential living and not built to withstand the traffic which development will invariably bring with it. The amount of traffic and near misses between trucks and cars which already exist on Milam St would increase significantly. It will only create more congestion, safety hazards for our neighborhood children and pedestrians, and longer commute times for existing residents. Along side this comes increased noise pollution, from vehicles, deliveries, HVAC systems, snd business operations that will persist well beyond the hours our community currently experiences, affecting the quality of life we are blessed to have.

Most concerning is the longterm damage this rezoning will do to our neighborhoods appeal to families . Prospective homebuyers with children actively seek out quiet, low traffic residential areas with a strong sense of community - exactly what commercial encroachment erodes.

You risk setting a precedent that could accelerate further commercial intrusion and permanently Change what has made this a desirable neighborhood to raise a family.

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

As an interested property owner, I Strongly ✓ (PROTEST) / _____ (APPROVE) the requested Land Use and Zoning Change, represented by the above file number because:

– SAVE FREDERICKSBURG –

I am opposed to a zoning change to C1 of the subject properties. These properties on N. Milam St are part of the block where I own a home and live full time. Our block is composed of residences and should remain as for the comfort and value of our homes. My neighborhood has lost a great deal of community spirit already because of the large number of STRs. Please do not approve a zoning change, value homes.

Sonia Rivera — Signature

August 3, 2026 — Date

[redacted] — Printed Name

609 N. Edison St, FBG, TX 78624 — Address

Not in Notification Area

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

I am opposed to the homes in question being approved for a C-1 zoning. Our neighborhood has been greatly impacted by the STR's and this rezoning would make it even worse.

[redacted]
Signature

August 4, 2026
Date

Cheri Snyder
Printed Name

507 W. Centre St.
Address

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

"Where do I start?" If you look at the map my property will be the most effected by any commercial property! Mainly from 604 N Milam as my backyard would have a view of the probable "parking lot" that they would need to run a business. That would negatively impact my view, resale value and having the noise of traffic. The probability of someone buying my property in the future would be to build a larger "Main Home" in the back of the lot as it is large enough to do so and add an additional driveway. I don't think any potential buyers want to look at a parking lot out thier front window!! This proposal has been turned down in the past and I ask you "PLEASE" turn it down again!!

[redacted] 7/24/2026

Signa[redacted] Date

Jamie Sparks

Printed Name

406 W College

Address

Not in Notification Area

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

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

I am not in favor of making any zoning changes in our neighborhood. The remaining residents in our neighborhood have been greatly impacted with STRs, and dont need to deal with a C1 rezoning.

Two of the houses in question already operate as short term rentals, making them commercial properties. Not to mention that one of the properties in question has a historical designation plaque.

[redacted]

Sig[redacted] 8/4/2026
Date

William P. Snyder (Bill)
Printed Name

507 W Center St X
Address

Public Comment Form

Please return this form before 2PM on August 5, 2026
To
jmusgrove@fbgtx.org

OR

Development Services – Zoning
2818 East U.S. Highway 290
Fredericksburg, TX 78624
830-997-7521

REQUEST NO. DEV-2026-82-ZC – 604, 608 & 610 N. MILAM STREET

As an interested property owner, I Protest (PROTEST) / _____ (~~APPROVE~~) the requested Land Use and Zoning Change, represented by the above file number because:

See attached letter

[redacted]
Signature

8/2/26
Date

Marsh Weiershausen
Printed Name

602 N. Milam
Address

Marsh Weiershausen
P.O. Box 251
Fredericksburg, Texas 78624
[redacted]

August 5, 2026

To the Planning & Zoning Commission,

Speaking as a Fredericksburg native, a direct descendant of the founding fathers and owner of 602 N. Milam, I protest the request for change in zoning made by Landmark. A reoccurring theme that I hear now, and have heard for decades, is people move to our fine community because they love it but soon state the words "we need to change this". This long standing "neighborhood" is made up of diverse "homes" that people have settled in to live peacefully. Outsiders have now purchased a couple of homes, don't even live here, and now want it changed. This is not now, and never has been, a commercial neighborhood.

Landmark (Anna Hudson) explained to me that Milam is a commercial road. Milam Street is a two-lane street and if the City would appropriately lower the speed limit to 30 for a residential district, then everyone would not have to illegally use the shoulder as a right-hand turn lane. Back in the 60's, 70's & 80's, 40 mph may have been appropriate, but not today. Too many families have populated the area on Milam Street… not Milam Highway.

In May of 2019, Anna Hudson (who worked for the city at the time) absorbed my 1956 built home into the Historic District. The only one in the whole block. My neighbor, right next door, can paint his house purple. The Historic District controls my front door. She also informed me that the purpose of the Historic District is to preserve the city to the year 1968. Lot 604 and 404 are the same ownership. Now Landmark wants to wrap parking lots and commercial lights around my "historic home".

Other "homes" on Milam in the 600 block having construction dates per the Appraisal District

- 604 - Built in 1965
- 608 - Built in 1900
- 610 - Built in 1935

It seems to me that a more appropriate action would be to absorb these "homes" constructed before mine into the historic district.

Change should make sense. Decisions to change should not be made because one individual wants to put up commercial signs to get an additional $5000 for the sale of their "home". Residential homes fully encompass these three lots for many blocks. This is not a place for commercial operation.

I once again request that you deny this "request for change". It does not make sense.

Sincerely,

[redacted]

ORDINANCE NO. 2 0 2 6 – 30

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 1.05 ACRES LOCATED AT 604, 608 & 610 NORTH MILAM STREET AND MORE FULLY DESCRIBED AS BEING TRACTS OF LAND SITUATED IN THE CITY OF FREDERICKSBURG AND LEGALLY DESCRIBED AS ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT OF THE (FCNW) CITY NORTHWEST NEIGHBORHOOD 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 ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT OF THE (FCNW) CITY NORTHWEST NEIGHBORHOOD SITUATED IN THE CITY OF FEDERICKSBURG, GILLESPIE COUNTY, TEXAS;, to change the zoning district of said lots 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 ITZ BLK A LOT 2-PT,3, ITZ BLK A LOT 2-PT & ITZ BLK A LOT 1-PT OF THE (FCNW) CITY NORTHWEST NEIGHBORHOOD 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 18th day of August 2026.

_____

Randy Briley, Mayor
City of Fredericksburg, Texas

ATTEST:

_____

Letty Vacek, City Secretary

APPROVED AS TO FORM:

_____

Barbara Quirk, City Attorney

“Exhibit A”

Property ID: 21972 For Year 2026

Property Details

Account		
Property ID:	21972	**Geographic ID:** S0830-0010-000200
Type:	R	**Zoning:** R1
Property Use:		**Condo:**
Location		
Situs Address:	604 N MILAM ST TX	
Map ID:	2	**Mapsco:**
Legal Description:	ITZ BLK A LOT 2-PT,3	
Abstract/Subdivision:	S0830	
Neighborhood:	(FCNW) CITY NORTHWEST	
Owner		
Owner ID:	213899	
Name:	RIGGLE, ROBERT K	
Agent:		
Mailing Address:	604 N MILAM FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property ID: 1254 For Year 2026

Property Details

Account		
Property ID:	1254	**Geographic ID:** S0830-0010-000200
Type:	R	**Zoning:** R1
Property Use:		**Condo:**
Location		
Situs Address:	608 N MILAM ST TX	
Map ID:	2	**Mapsco:**
Legal Description:	ITZ BLK A LOT 2-PT	
Abstract/Subdivision:	S0830	
Neighborhood:	(FCNW) CITY NORTHWEST	
Owner		
Owner ID:	339944	
Name:	SPAETH, CINDY	
Agent:	PRIME I TAX SERVICES LTD	
Mailing Address:	608 N MILAM FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property ID: 19972 For Year 2026

Property Details

Account		
Property ID:	19972	**Geographic ID:** S0830-0010-000100
Type:	R	**Zoning:** R1
Property Use:		**Condo:**
Location		
Situs Address:	610 N MILAM ST TX	
Map ID:	2	**Mapsco:**
Legal Description:	ITZ BLK A LOT 1-PT	
Abstract/Subdivision:	S0830	
Neighborhood:	(FCNW) CITY NORTHWEST	
Owner		
Owner ID:	334969	
Name:	MERLET, RYAN & BIVENS, LORI ELYSE	
Agent:	OCONNOR & ASSOCIATES	
Mailing Address:	14519 SUTTER CREEK LN HUMBLE, TX 77396	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Development Services
TO: Mayor & City Council Members
FROM: Cliff Cross, Director of Development Services
MEETING DATE: August 18, 2026

CATEGORY: ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

CAPTION: **REQUEST – DEV-2026-83-ZC:** By Short Elliott Hendrickson, Inc to Consider the Following: (Cliff Cross, Director of Development Services).

A zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, Fredericksburg, Texas. *Item Tabled by Planning & Zoning - No Action at this Time.*

SUMMARY:
NA

BACKGROUND:
NA

FUNDING SOURCE:
NA

FINANCIAL IMPACT:
NA

STAFF RECOMMENDATION:
NA

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
NA

ATTACHMENTS:
None

APPROVAL/REVIEW:

Date: August 11, 2026

Cliff Cross, Director of Development Services

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Leticia Vacek, City Secretary

Date: August 12, 2026

Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Clinton Bailey, City Manager
MEETING DATE: August 18, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Overview and Discussion of the City of Fredericksburg's Fiscal Year 2027 Proposed Budget. (Clinton Bailey, City Manager)

SUMMARY:
City Manager Bailey will provide an overview of the proposed 2027 budget.

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
No Action Required

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Comprehensive Plan Guiding Principles

ATTACHMENTS:
None

APPROVAL/REVIEW:

Krista Wareham

Date: August 12, 2026

Krista Wareham, Director of Finance

Date: August 12, 2026

Barbara Quirk, City Attorney

Leticia Vacek, City Secretary

Date: August 12, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

CITY COUNCIL AGENDA MEMO

DEPARTMENT: Finance Department
TO: Mayor & City Council Members
FROM: Krista Wareham, Director of Finance
MEETING DATE: August 18, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consideration and action to establish the proposed maximum Tax Rate (not-to-exceed rate) for publication and public hearing purposes for Fiscal Year 2027. (Krista Wareham, Finance Director)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:
Staff recommends that the City Council vote on Setting the Proposed FY 2027 Tax Rate as set out within the Schedule.

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. Aug 18-Prop Tax PPT
2. 2026 CFB TNT Calculations Worksheet 50-856

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: August 11, 2026

Krista Wareham, Director of Finance

Date: August 11, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

Special City Council Meeting August 18, 2026

Consideration of the 2026 Proposed Tax Rate Approval

2026 Calculated City Property Tax Rates

- No-New-Revenue tax rate $0.241342
- Voter Approval tax rate $0.260884
- De minimis tax rate $0.253362
- Current tax rate (FY 2026) $0.227427
- Proposed tax rate (FY 2027) $0.246646

Truth in Taxation – Calculated Revenues

No-New-Revenue = $9,159,380	$0.241342/$100
Voter-Approval = $9,806,441	$0.260884/$100
De minimis = $9,557,378	$0.253362/$100
Proposed Rate = $9,335,003	$0.246646/$100

Source: 2026 Tax Rate Calculation Worksheet $3,311,126,553 Total Taxable (non-frozen) Value + Frozen Tax Amount $1,168,241.00

Taxpayer Impact Statement For the Median-Valued Homestead Property

- Proposed ($0.246646) vs No-New-Revenue ($0.241342)= Additional $23.91/annually.

Fiscal Year (Tax Year)	Median-Valued Homestead	Tax Rate per $100 of Value	Estimated Property Tax Bill
FY 2025-2026 (Tax Year 2025)	$ 473,057	Adopted 2025 Tax Rate: $0.227427	$ 1,075.86
FY 2026-2027 (Tax Year 2026)	$ 450,690	2026 No-New-Revenue Tax Rate: $0.241342	$ 1,087.70
FY 2026-2027 (Tax Year 2026)	$ 450,690	Proposed 2026 Tax Rate based on the proposed budget for 2026-2027: $0.246646	$ 1,111.61

- Voter-Approval ($0.260884) vs Proposed ($0.246646) = Additional $64.17/annually (Total increase for City tax rate at Voter-Approval would be $88.08/annually).

City Property Tax – Next Steps

Steps necessary to set the 2026 Proposed City Property Tax Rate:

- Consider a Motion and a Second
- Vote to set the 2026 Proposed City Tax Rate (Not to Exceed)

Discussion & Questions

Next Steps…

August 26: Special CC Meeting – Budget Workshop (9 am Council Chambers)

September 8: Special CC Meeting – Public Hearing (9 am Council Chambers)

September 15: Regular CC Meeting – Tax Rate & FY 2027 Budget Adopted (9 am Council Chambers)

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Fredericksburg
Taxing Unit Name

(830) 997-7521
Phone *(area code and number)*

126 W Main St, Fredericksburg, TX, 78624-3708
Taxing Unit's Address, City, State, ZIP Code

https://www.fbgtx.org/
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

https://gillespiecad.org/wp-content/uploads/2026/07/2026-TNT-Data-CFB.pdf

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 4,318,011,929
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 907,424,439
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 3,410,587,490
4.	**Prior year total adopted tax rate.**	$ 0.227427 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** ..... $ 70,133,449 **B. Prior year values resulting from final court decisions:** ..... - $ 66,199,898 **C. Prior year value loss.** Subtract B from A.[4]	$ 3,933,551

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 14,193,694 **B. Prior year disputed value:** ..... - $ 1,807,890 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 12,385,804
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 16,319,355
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,426,906,845
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: ..... $ 3,787,140 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: ..... + $ 859,919 **C. Value loss.** Add A and B. [7]	$ 4,647,059
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** ..... $ 0 **B. Current year productivity or special appraised value:** ..... - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 4,647,059
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,422,259,786
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 7,783,142
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 5,913
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 7,789,055

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12] **A. Certified values:** ..... $ 4,122,044,943 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: ..... + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110 ..... - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 4,122,044,943
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16] ..... $ 49,653,716 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 49,653,716
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 860,572,106
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ 3,311,126,553
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 83,738,101

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 83,738,101
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 3,227,388,452
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.241342 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ 0.000000 /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.201161 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,426,906,845
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 6,893,600
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + $ 5,254	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 5,254	
	E. Add Line 31 to 32D.	$ 6,898,854
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,227,388,452
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.213759 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. **Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. **Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. **Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..	$ 0	
	B. **Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..	$ 0	
	B. **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100..	$ 0.000000 /$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000 /$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100..	$ 0.000000 /$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000 /$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100 $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.213759 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent $ 3,202,830 **B.** Divide Line 41A by Line 33 and multiply by $100 $ 0.099239 /$100 **C.** Add Line 41B to Line 40.	$ 0.312998 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.323952 /$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] $ 0.338037 /$100 **- or -** **B.** The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B). a. Enter the **disaster relief cost.** $ _____ b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100 $ _____ /$100 c. Add Line D42(B)(b) to Line 42. $ _____ /$100 d. Enter the **current year unused increment rate** from Line 68 $ _____ /$100 e Add Line D42(c) to Line D42(d). $ _____ /$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. **C.** Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ _____ /$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount ..... $ 924,010 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 924,010
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 120,530
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 803,480
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] ..... 99.03 % **B.** Enter the prior year actual collection rate. ..... 98.52 % **C.** Enter the 2024 actual collection rate. ..... 99.16 % **D.** Enter the 2023 actual collection rate. ..... 99.40 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	99.03 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 811,350
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 3,311,126,553
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.024503 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.348455 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ ____ /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ 0.000000 /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 3,202,830
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ 3,311,126,553
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.096729 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.241342 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ _____ /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.348455 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.251726 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [45] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [46]	$ _____
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet*.	$ _____
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ _____ /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ _____ /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.227427 /$100
	B. Unused increment rate (Line 68)	$ 0.008832 /$100
	C. Subtract B from A	$ 0.218595 /$100
	D. Adopted Tax Rate	$ 0.227427 /$100
	E. Subtract D from C	$ -0.008832 /$100
	F. 2025 Total Taxable Value (Line 61)	$ 3,433,342,408
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.205326 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.205326 /$100
	D. Adopted Tax Rate	$ 0.205326 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,233,568,772
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.181386 /$100
	B. Unused increment rate (Line 66)	$ 0.006408 /$100
	C. Subtract B from A	$ 0.174978 /$100
	D. Adopted Tax Rate	$ 0.165180 /$100
	E. Subtract D from C	$ 0.009798 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,095,126,871
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 303,260
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 303,260.000000
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.009158 /$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.260884 /$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.213759 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,311,126,553
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.015100 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.024503 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.253362 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____ /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ _____ /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ _____ /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ _____
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ _____ /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ _____ /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.241342 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate ..... $ 0.260884 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. ..... $ 0.253362 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here ➧ Scott Fair
Printed Name of Taxing Unit Representative

sign here ➧ Scott Fair
Taxing Unit Representative

07/30/2026
Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 18, 2026

CATEGORY: OTHER ACTION ITEMS AND UPDATES

CAPTION: Consideration and action Setting the Public Hearing Date on the proposed Fiscal Year 2027 Tax Rate. (Krista Wareham, Finance Director)

SUMMARY:

BACKGROUND:

FUNDING SOURCE:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Comprehensive Plan Guiding Principles

ATTACHMENTS:
None

APPROVAL/REVIEW:

Leticia Vacek

Leticia Vacek, City Secretary

Date: August 12, 2026

Krista Wareham

Krista Wareham, Director of Finance

Date: August 12, 2026

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: August 18, 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:
Workforce
Tourism

ATTACHMENTS:
1. August 18, 2026 Chamber of Commerce Quarterly Update Presentation

APPROVAL/REVIEW:

_____ Date: August 04, 2026
Garret Bonn, Assistant City Manager

Leticia Vacek, City Secretary

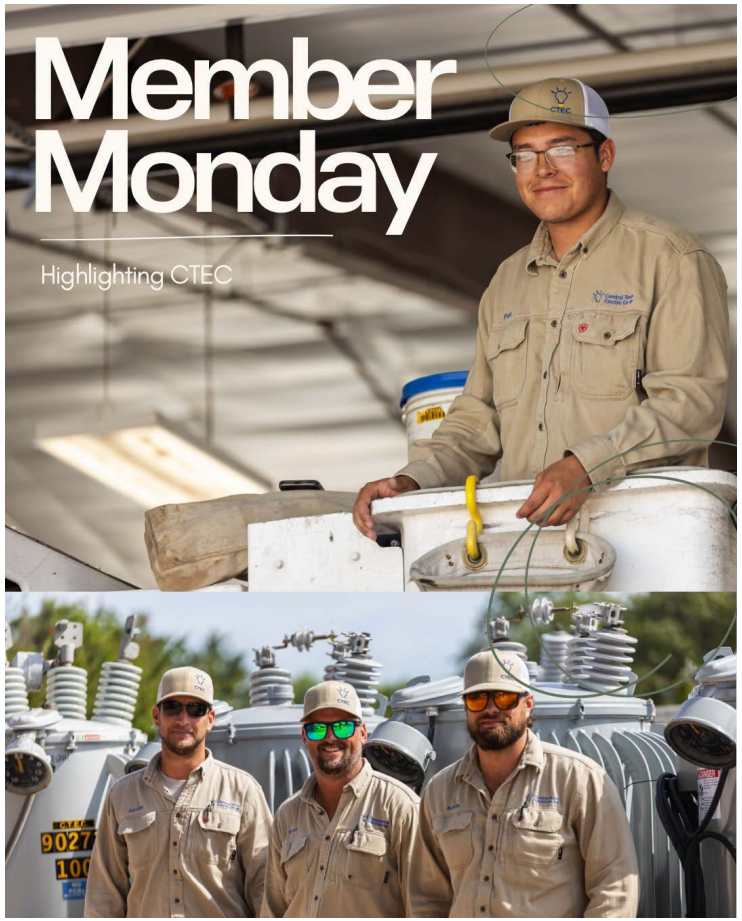
Date: August 11, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

Fredericksburg
Chamber
Where Heritage Meets Opportunity

Membership



627 Active Members

- 390 Bronze
- 90 Non-Profit
- 53 Silver
- 35 Gold
- 3 Platinum
- 4 Diamond
- 24 Individual
- 28 Affiliates

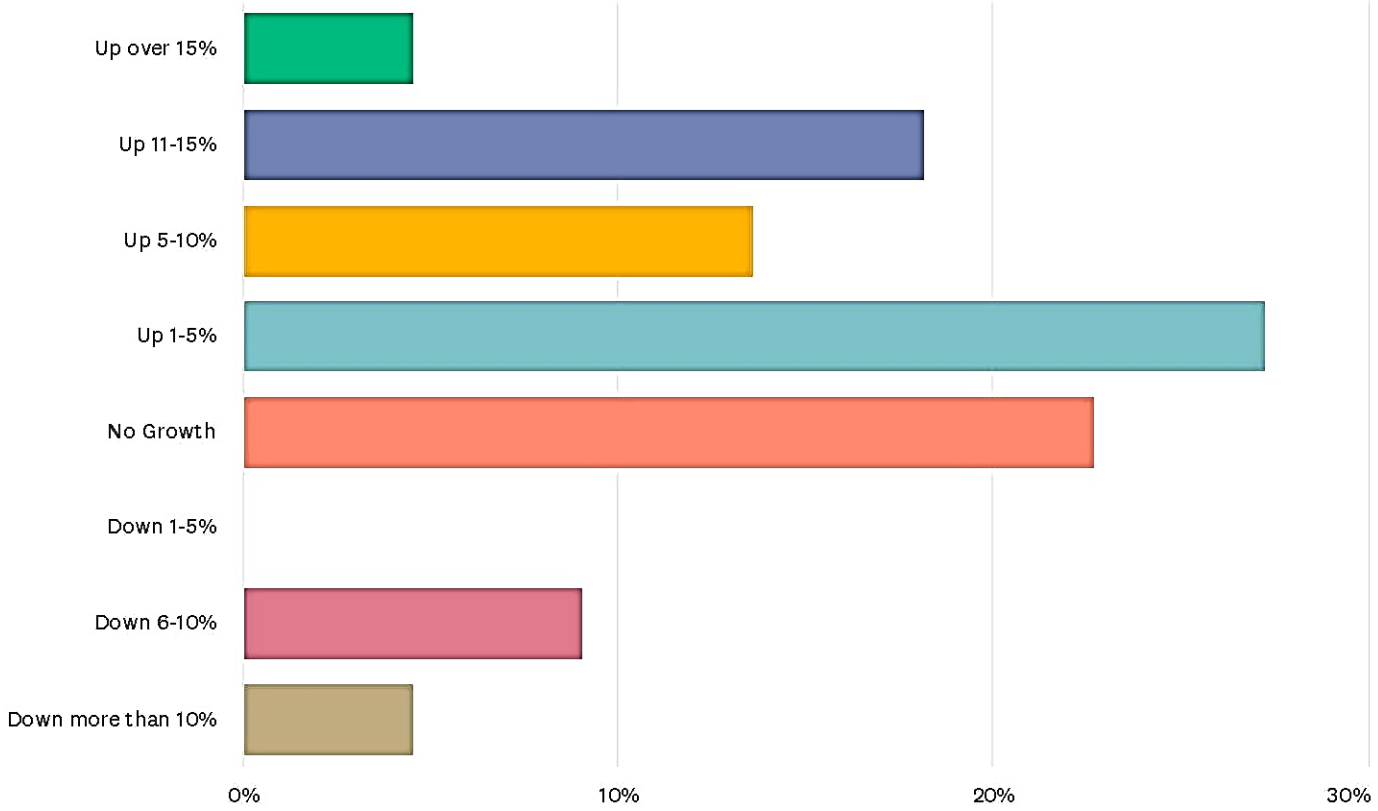
- 69 New Members YTD

Fredericksburg Chamber of Commerce

Mid Year Survey

Q1 22 responses

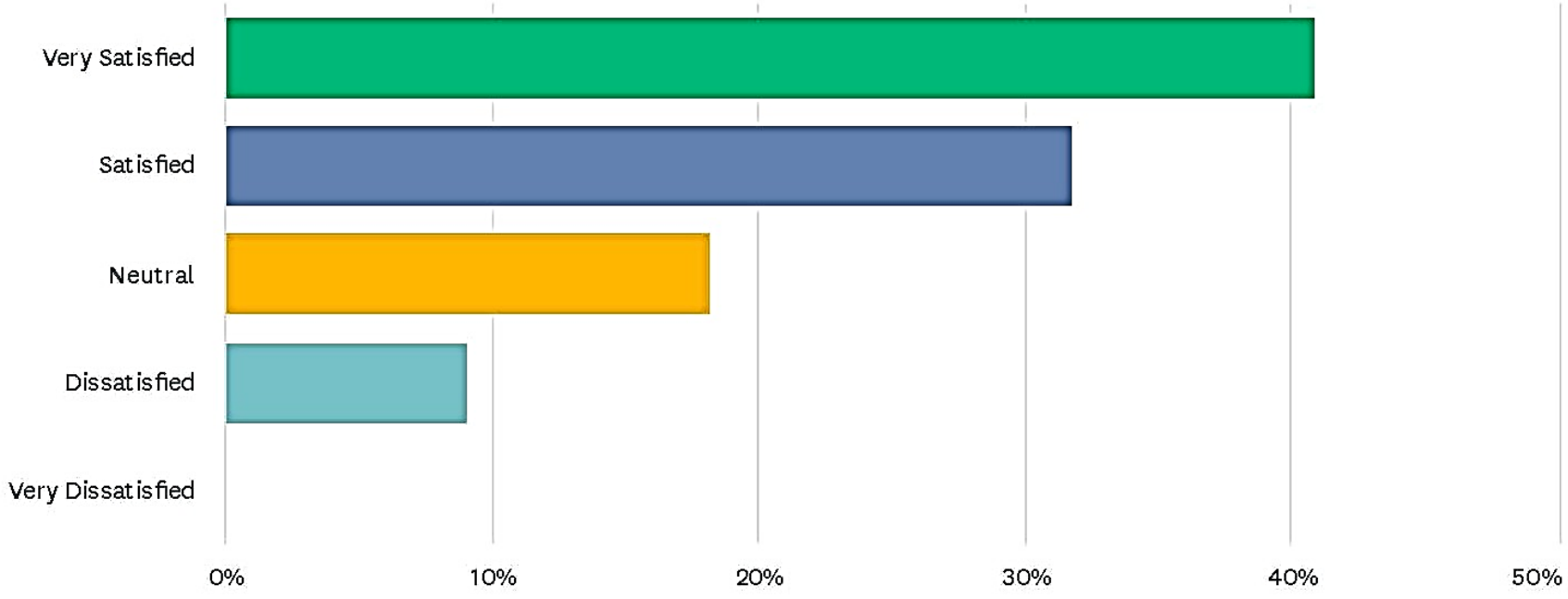
How has your business performance year-to-date compared to the previous year?



Mid Year Survey

Q8 22 responses

How satisfied are you with the services provided by the Fredericksburg Chamber of Commerce?

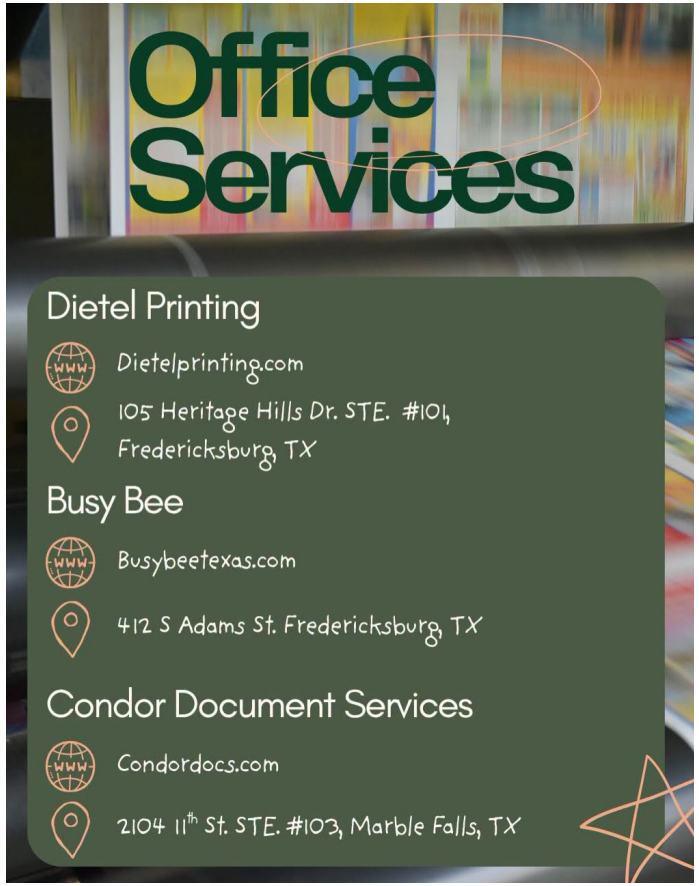


Mid Year Survey

- New Challenges
  - Inflation
  - High Interest Rates
  - Increased Competition
  - AI (opportunity)

Fredericksburg Chamber of Commerce

Mid Year Survey



- Ongoing Challenges
  - Staffing
  - Niche/Positioning Challenges

Fredericksburg Chamber of Commerce

Mid Year Survey

- Requests of City Council
  - Continue HOT grants for non-profits
  - Follow 2024 Comprehensive Plan
  - Predictable permitting timelines
  - Relief Route

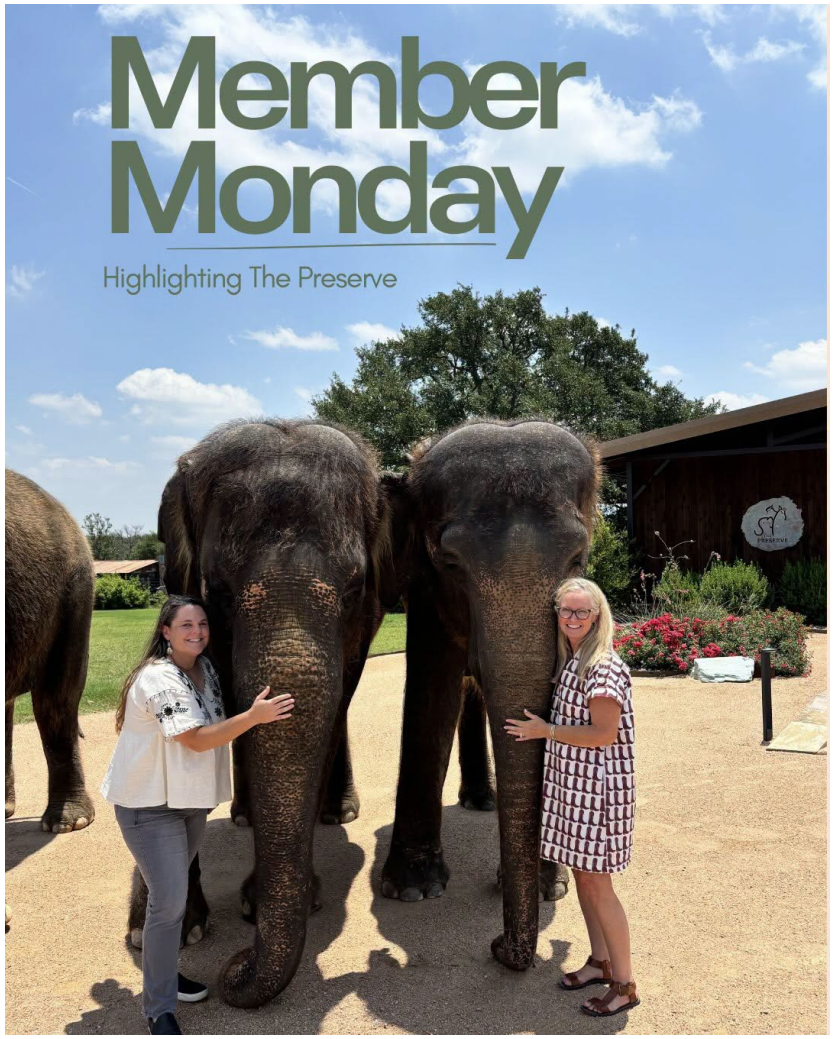
Fredericksburg Chamber of Commerce

Mid Year Survey

- Requests of CVB
  - Greater visibility for locally owned businesses in promotions, guides, social media and events
  - Keep stakeholder information current on CVB site
  - Connect incoming developers with local businesses so growth benefits the broader community

Fredericksburg Chamber of Commerce

Mid Year Survey



- Requests of Chamber
  - More networking, business referrals and cross promotion amongst members
  - Expand support of nonprofits, industry specific events and workforce development
  - Serve as a strong connector between local businesses, developers, investors, and community leaders as growth continues

Fredericksburg Chamber of Commerce

Stats

Sales Tax

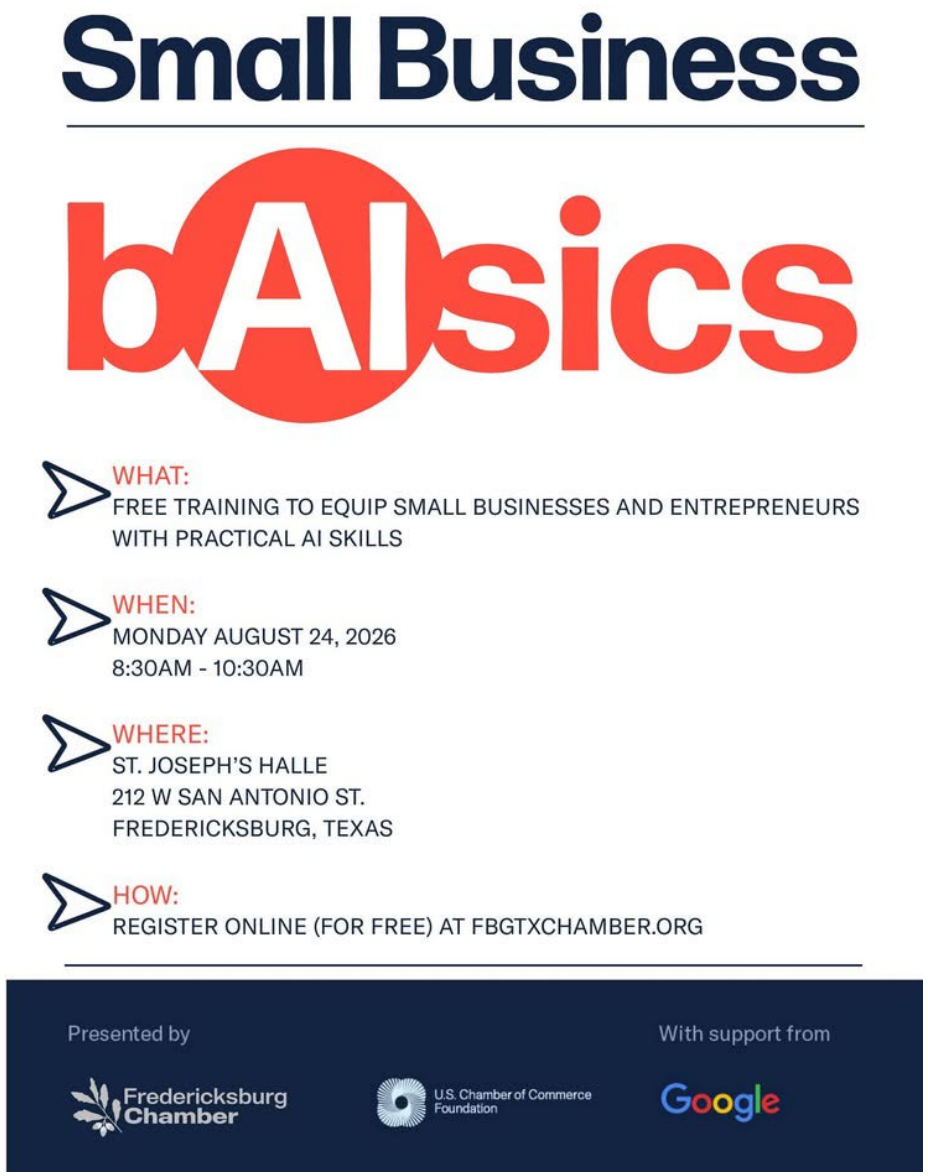
Jan-May 2026 vs 2025

- FBG up 6.32%
- County up 5.65%
- Combined up 6.09%
- Inflation 4.25%
- Increased taxable sales; $4.4 million

Fredericksburg Chamber of Commerce

LGC Class of 2027

Aug to Dec Events



- Aug 24 AI Basics
- Sep 09 Leaders Breakfast
- Sep 17 Fun After Five
- Sep 18 Golf Tournament
- Oct 06 Master Class
- Oct 22-25 FFWF
- Nov 09 AI Basics
- Nov 19 Fun After Five
- Nov 21-22 Lincoln St Market
- Dec 4 LTN Parade

Fredericksburg Chamber of Commerce

FFWF Update

- Forbes Article
- Decanter Gold Medals
- Texas Monthly Article
- 24 Sponsors

Fredericksburg Chamber of Commerce

Questions

Fredericksburg Chamber of Commerce

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 18, 2026 **CATEGORY:** ITEMS FOR FUTURE AGENDA

CAPTION: City Manager Bailey will review the Future Agenda Items and Meetings List with the Council. (Leticia Vacek, City Secretary)

SUMMARY:

BACKGROUND:

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
1. Future Items and Meetings August 18, 2026

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: August 11, 2026

Clinton Bailey, City Manager

Date: August 12, 2026

September 1, 2026 Regular Council Meeting

Sept. 1st	Arterial Roadway, Dvlpmt Plat/Agreement, Potential Annexation for 405 Goehmann Lane

Other Meetings/Events

August 25th	Citizen University – 6pm Chambers (Topics: Municipal Court, Health, Human Resources, and IT)
August 26th	Special Budget Meeting – 9am Council Chambers
August 28th	Gillespie County Fair Day Holiday
Sept. 1st	Regular Meeting – 9am Council Chambers
Sept. 8th	Special Budget Meeting – 9am Council Chambers: Public Hearing Proposed Budget & Tax Rate
Sept. 9th	Coffee with the City Manager – 8am Cardinal Room
Sept. 9th	Chamber State of the City Leader's Breakfast (Keynote Speaker: City Manager Clinton Bailey)
Sept. 15th	Regular Meeting – 9am Chambers: Adoption of the FY 2027 Tax Rate and Budget

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Manager
TO: Mayor & City Council Members
FROM: Garret Bonn, Assistant City Manager
MEETING DATE: August 18, 2026 **CATEGORY:** EXECUTIVE SESSION

CAPTION: Deliberation regarding Economic Development negotiations — Pursuant to Texas Government Code Section 551.087 regarding potential incentives for a development interested in locating in the city and consultation with the City Attorney pursuant to Texas Government Code Section 551.071 regarding legal matters related to same. (Barbara Quirk, City Attorney)

SUMMARY:

BACKGROUND:

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Mobility
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

Garret Bonn, Assistant City Manager Date: August 07, 2026

Letitia Vacek Date: August 11, 2026

Leticia Vacek, City Secretary

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Clinton Bailey, City Manager

CITY COUNCIL AGENDA MEMO

DEPARTMENT: City Secretary
TO: Mayor & City Council Members
FROM:
MEETING DATE: August 18, 2026 **CATEGORY:** EXECUTIVE SESSION

CAPTION: Deliberation regarding Critical Infrastructure Facility — Pursuant to Texas Government Code Section 551.0761 - Water/Wastewater Treatment Facilities and vulnerability of the system. (Barbara Quirk, City Attorney)

SUMMARY:

BACKGROUND:

FUNDING SOURCE: **FINANCIAL IMPACT:**

STAFF RECOMMENDATION:

COMPREHENSIVE PLAN GUIDING PRINCIPLE:
Neighborhood Quality
Workforce
Tourism
City Center
Mobility
Small Town Sensitive Growth
Governance

ATTACHMENTS:
None

APPROVAL/REVIEW:

Leticia Vacek, City Secretary

Date: August 11, 2026

Date: August 12, 2026

Barbara Quirk, City Attorney

Date: August 12, 2026

Clinton Bailey, City Manager