



City Manager's Monthly Update

May 21, 2024

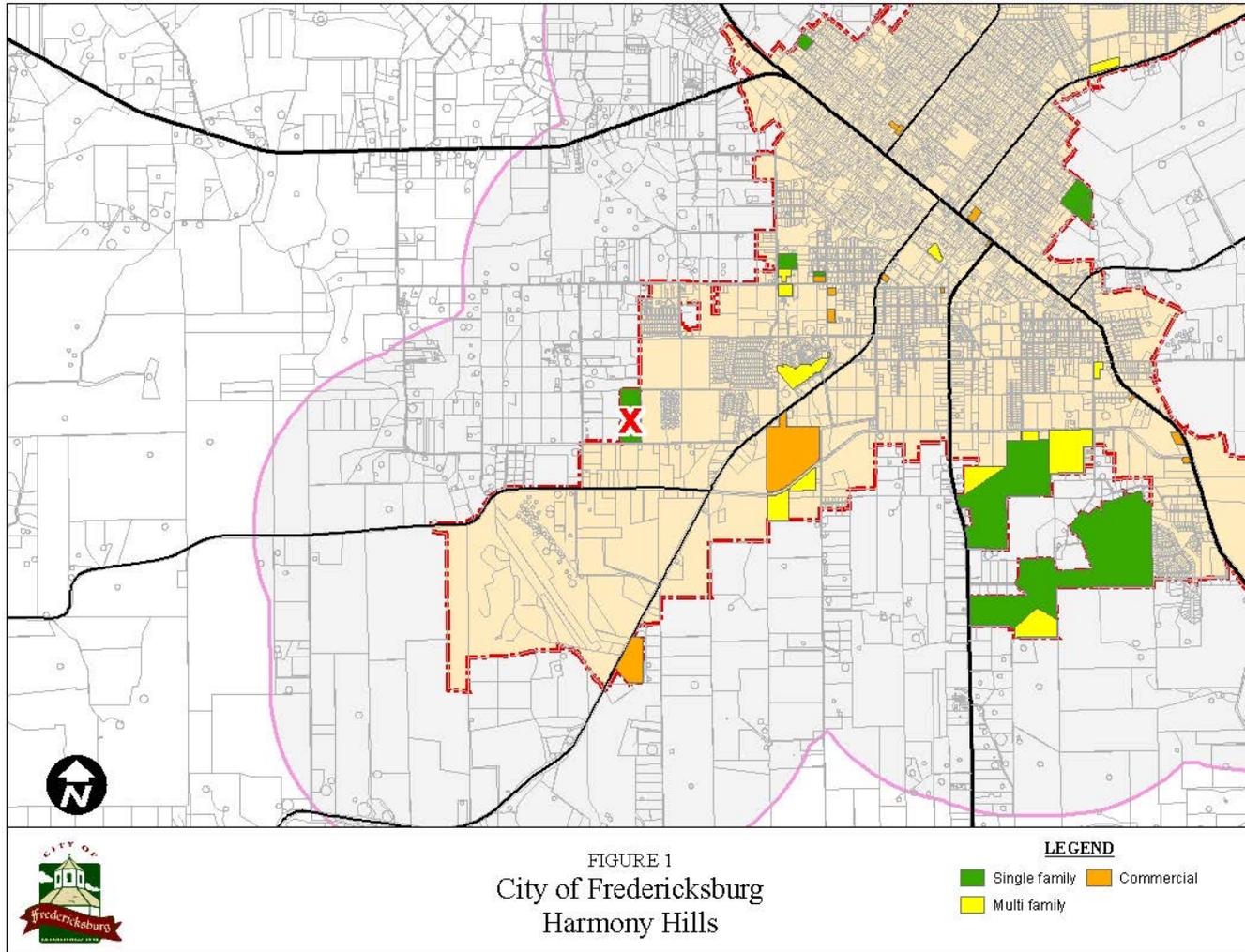
City Manager's Monthly Update

1. Development
2. Projects
3. Financial
4. Miscellaneous

Single Family Residential Subdivisions

Name	~ Acres	Completed/ Total Lots	Status/Developer	Plat Approved
Harmony Hills	21	47/72	Under construction D.R. Horton	2023
Post Oak Village	6	33/39	Under construction GT Development	2022
Friendship Oaks (4 phases)	117	56/418	Phase 1 under construction Lennar	2022
Frieden	218	21/112	Under Construction (individual builders)	2022
Woodcrest	3	9	Lots ready for homes	2023
Altstadt Phase 1	10	22	Development for sale	2022
Altstadt Phase 2	6	19	Civil plan review	
Stoneridge Phase 11	11	6/24	Under construction (individual builders)	2022
W. Walch		5	Lots under construction	2023
		175/720		

Harmony Hills at 668 Pyka Rd by DR Horton 47 of 73 Lots Permitted



Harmony Hills at 668 Pyka Rd by DR Horton 47 of 73 Lots Permitted



Built by:
D.R. Horton - San Marcos



[Veterans: See what you can afford in 2024](#) | [See how much home you can afford](#)

● For sale

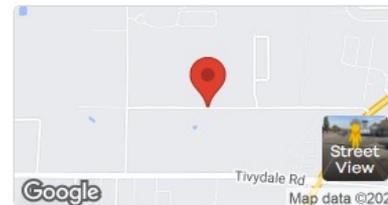
The Irving Plan

[Harmony Hills Community](#)

From \$459,990 [Est. \\$3,274/mo](#)

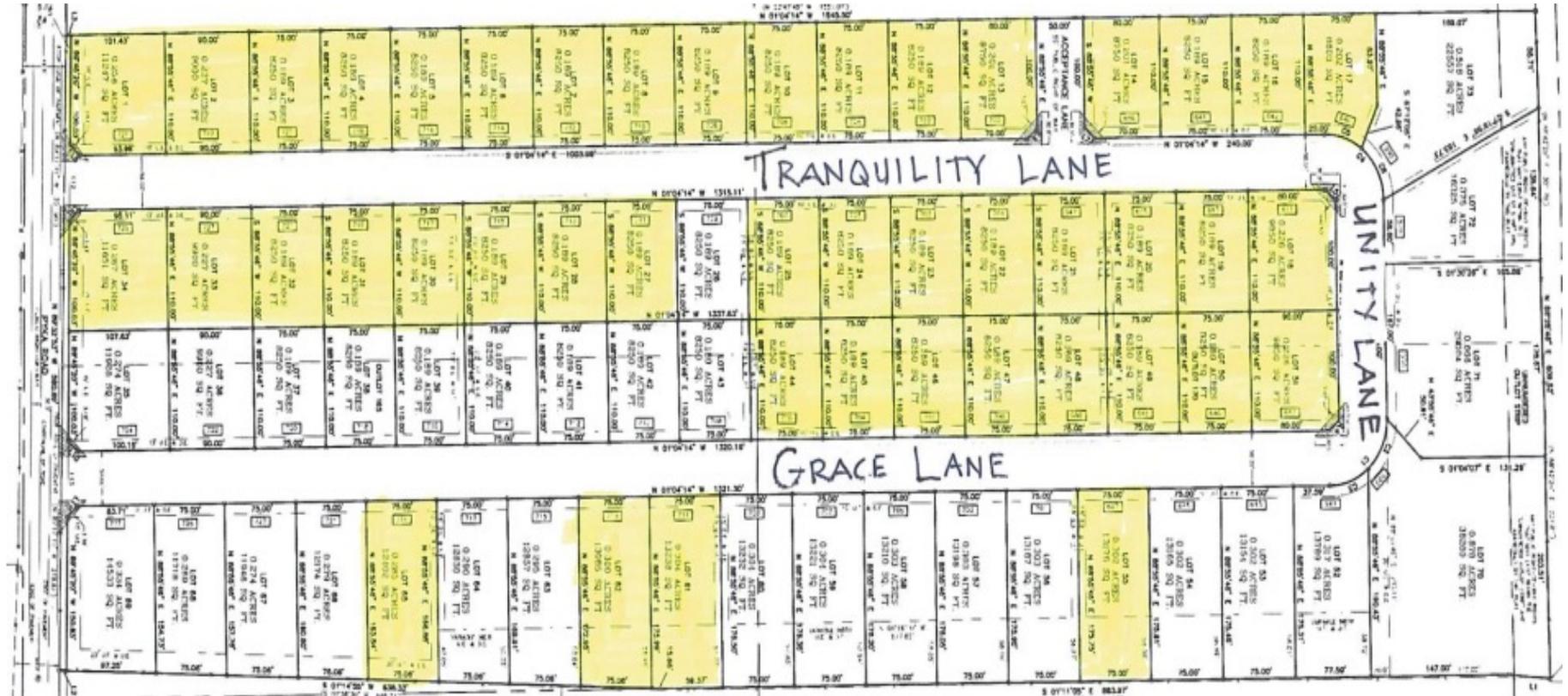
5 bed 3 bath 2,594 sqft

Sales Office: 724 Grace Lane, Fredericksburg, TX 78624



[Add a commute](#)

Harmony Hills at 668 Pyka Rd by DR Horton 47 of 73 Lots Permitted



Harmony Hills at 668 Pyka Rd by *DR Horton* **47** of 73 Lots Permitted

\$399K-\$500K



Single Family Residential Subdivisions

Name	Acres/ Zone	Completed/ Total Lots	Status/Developer	Plat Approved
Harmony Hills	21 R1	47/72	Under construction <i>D.R. Horton</i>	2023
Post Oak Village	6 R1 A	33/39	Under construction <i>GT Development</i>	2022
Friendship Oaks (4 phases)	117	56/418	Phase 1 under construction <i>Lennar</i>	2022
Frieden	218	21/112	Under Construction <i>(individual builders)</i>	2022
Woodcrest	3	9	Lots ready for homes	2023
Altstadt Phase 1	10	22	Development for sale	2022
Altstadt Phase 2	6	19	Civil plan review	
Stoneridge Phase 11	11	6/24	Under construction <i>(individual builders)</i>	2022
W. Walch		5	Lots under construction	2023
		175/720		

Post Oak Village (600 block of Post Oak) by GT Development 33 of 39 Lots Permitted

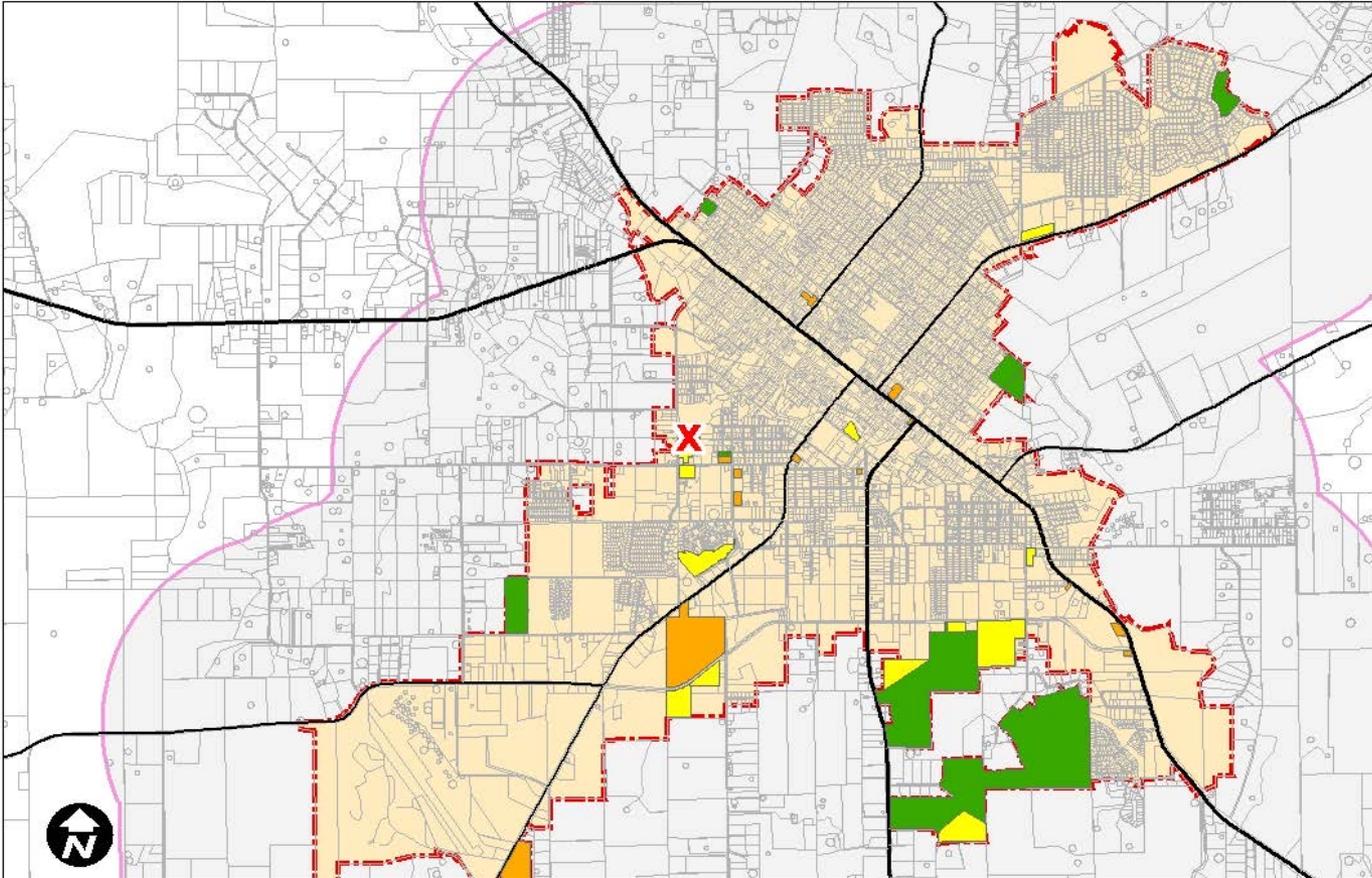


FIGURE 2
City of Fredericksburg
Post Oak Village

LEGEND

Green square	Single family	Orange square	Commercial
Yellow square	Multi family		

Post Oak Village (600 block of Post Oak) by GT Development 33 of 39 Lots Permitted

\$451K - \$546K



Single Family Residential Subdivisions

Name	~ Acres	Completed/ Total Lots	Status/Developer	Plat Approved
Harmony Hills	21	47/72	Under construction <i>D.R. Horton</i>	2023
Post Oak Village	6	33/39	Under construction <i>GT Development</i>	2022
Friendship Oaks (4 phases)	117	56/418	Phase 1 under construction <i>Lennar</i>	2022
Frieden	218	21/112	Under Construction <i>(individual builders)</i>	2022
Woodcrest	3	9	Lots ready for homes	2023
Altstadt Phase 1	10	22	Development for sale	2022
Altstadt Phase 2	6	19	Civil plan review	
Stoneridge Phase 11	11	6/24	Under construction <i>(individual builders)</i>	2022
W. Walch		5	Lots under construction	2023
		175/720		

Friendship Oaks (S. Creek)

by Lennar **56** of 104 Lots Permitted

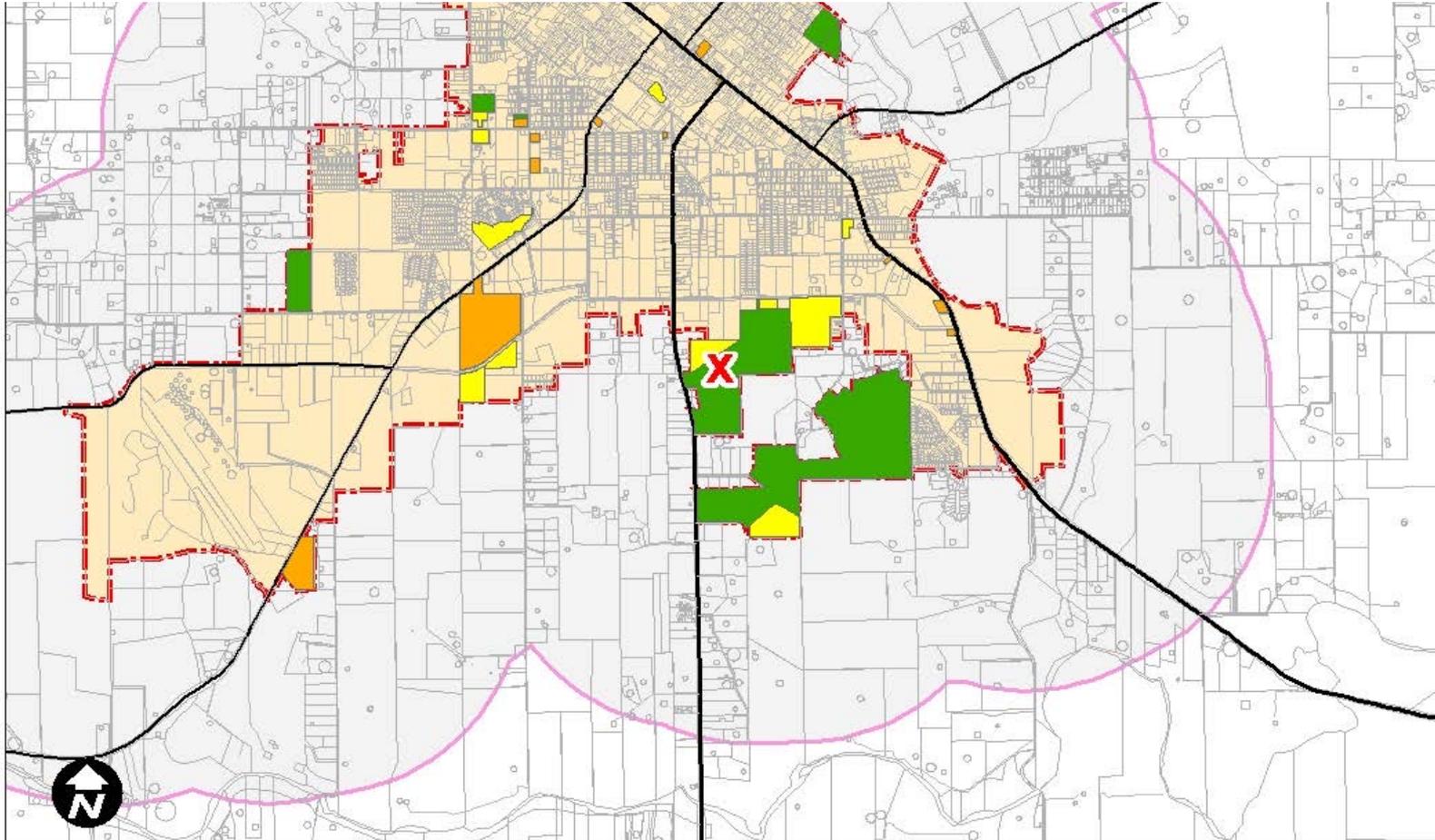


FIGURE 3
City of Fredericksburg
Friendship Oaks

LEGEND

- Single family
- Multi family
- Commercial

Friendship Oaks (S. Creek)

by Lennar 56 of 104 Lots Permitted

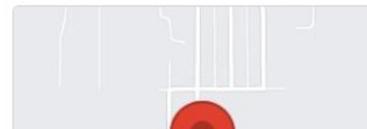
Built by:
LENNAR
Lennar



[Veterans: Check 2024 VA Loan Requirements](#) | [See how much home you can afford](#)

Friendship Oaks Community

From \$257,999 [Est. \\$1,851/mo](#)



Friendship Oaks (S. Creek)

by Lennar **56** of 104 Lots Permitted

\$257K - \$338K



Single Family Residential Subdivisions

Name	~ Acres	Completed/ Total Lots	Status/Developer	Plat Approved
Harmony Hills	21	47/72	Under construction <i>D.R. Horton</i>	2023
Post Oak Village	6	33/39	Under construction <i>GT Development</i>	2022
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Stoneridge Phase 11	11	6/24	Under construction <i>(individual builders)</i>	2022
W. Walch		5	Lots under construction	2023
		175/720		

Woodcrest Lots (W. Travis @ Woodcrest)

9 lots available

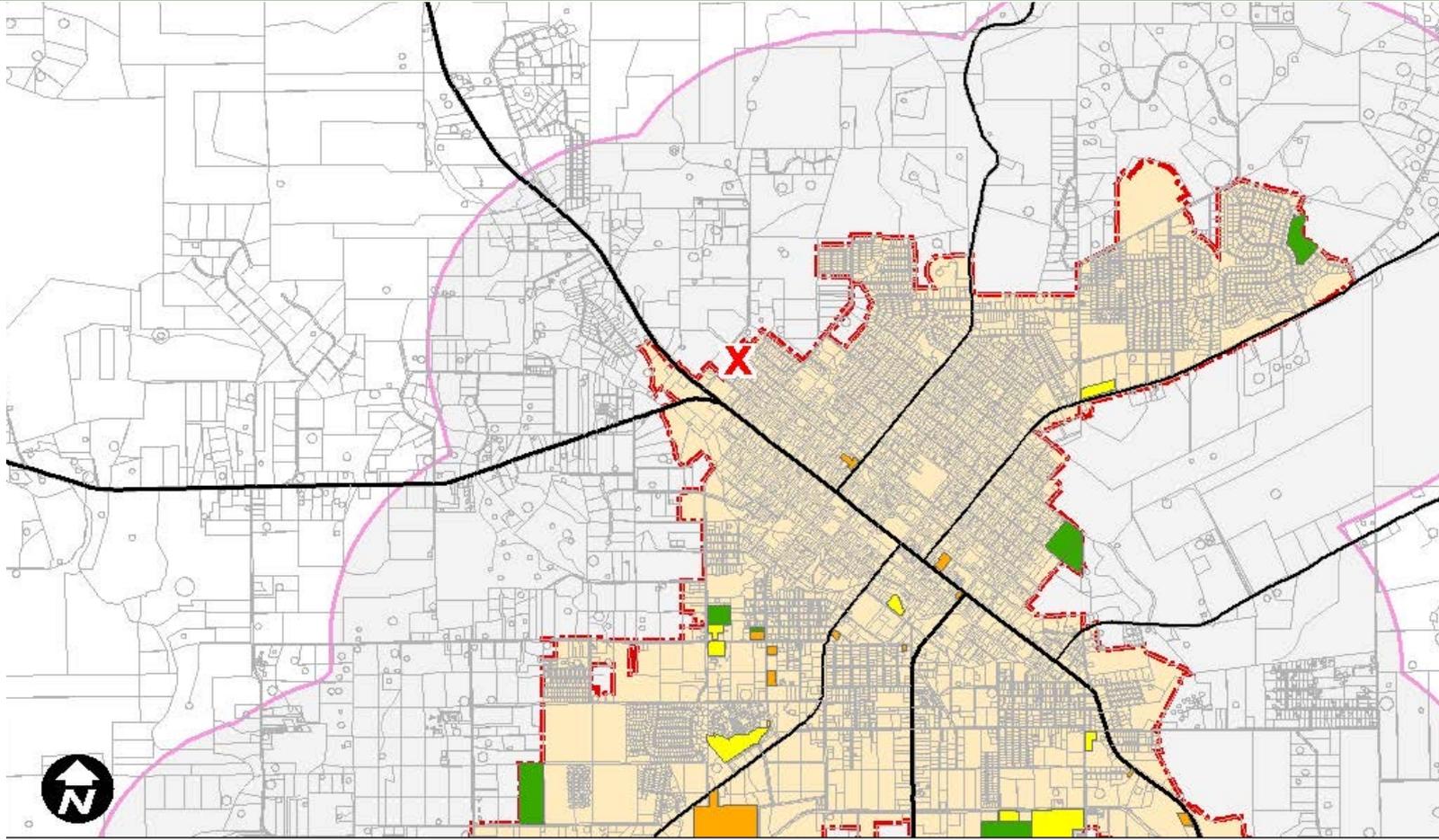


FIGURE 5
City of Fredericksburg
Woodcrest

LEGEND

- Single family
- Multi family
- Commercial

Woodcrest Lots (W. Travis @ Woodcrest)

9 lots available



Multi-Family



As of March 2024

520 Under Construction

133 Recently Completed

650 Approved not started

1,303 total Multi Family units

As of May 2024

156 Under Construction

495 Recently Completed

629 Approved not started

1,280 total Multi Family units

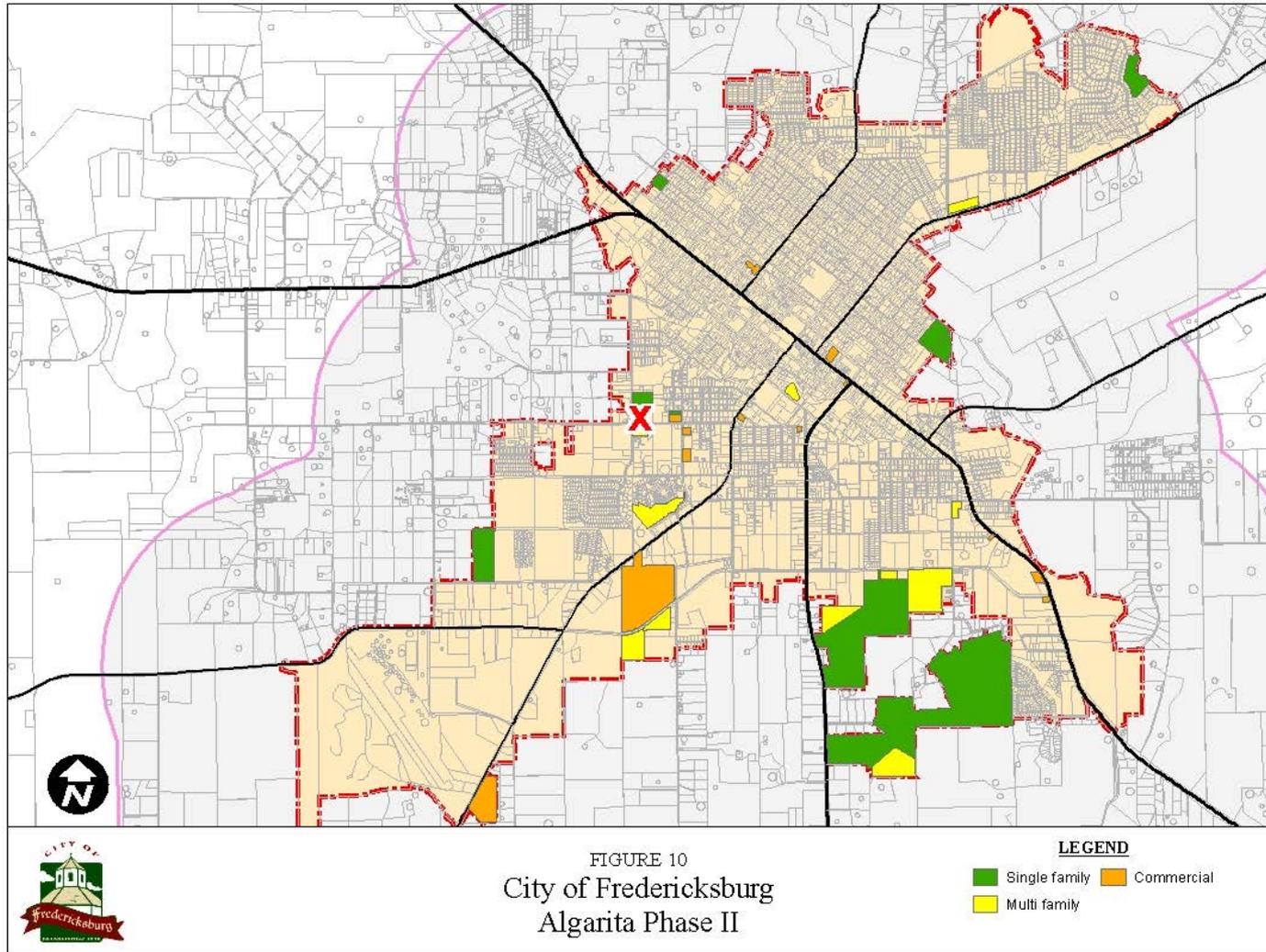


Multi-Family: Under Construction

Name	Acres	Units	Status	Location
Algarita Phase II (W. Live Oak Duplexes)	2.4	46	Nearing C.O.	620 W Live Oak
Baron's Park Apts	4	88	Under Construction	202 E. Ufer S. Creek at Friendship
Alora Mae		22	Under Construction	
		156		

Algarita Phase II (618 W. Live Oak)

42 2B Units nearing CO \$2,000 + \$350



Algarita Phase II (618 W. Live Oak)

42 2B Units nearing CO \$2,000 + \$350

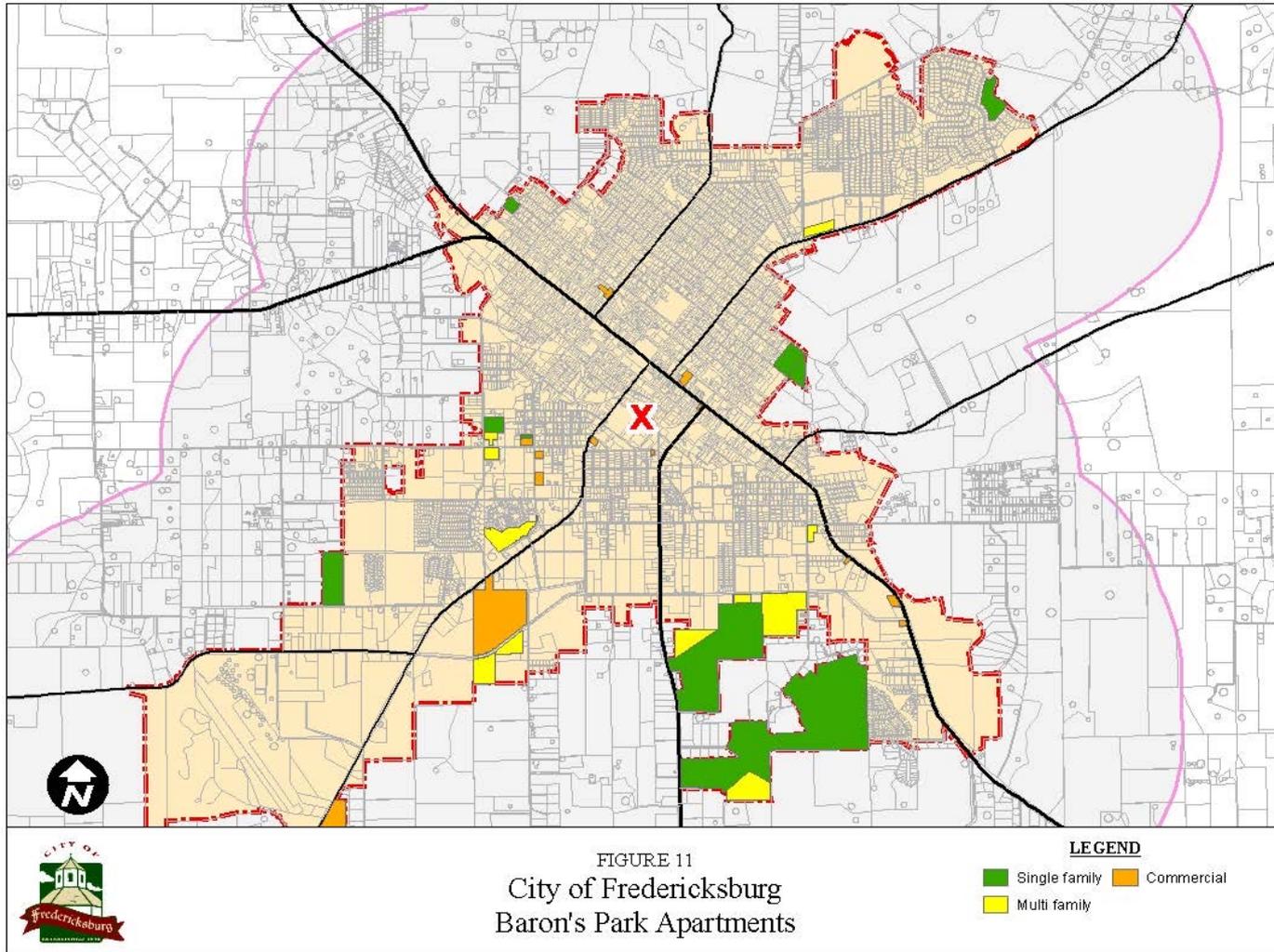


Multi-Family: Under Construction

Name	Acres	Units	Status	Location
Algarita Phase II (W. Live Oak Duplexes)	2.4	46	Nearing C.O.	620 W Live Oak
Baron's Park Apts	4	88	Under Construction	202 E. Ufer
Alora Mae		22	Under Construction	S. Creek at Friendship
		156		

Barons Park Apt (202 E. Ufer)

88 Units



Barons Park Apt (202 E. Ufer)

88 Units



Barons Park Apt (202 E. Ufer)

88 Units

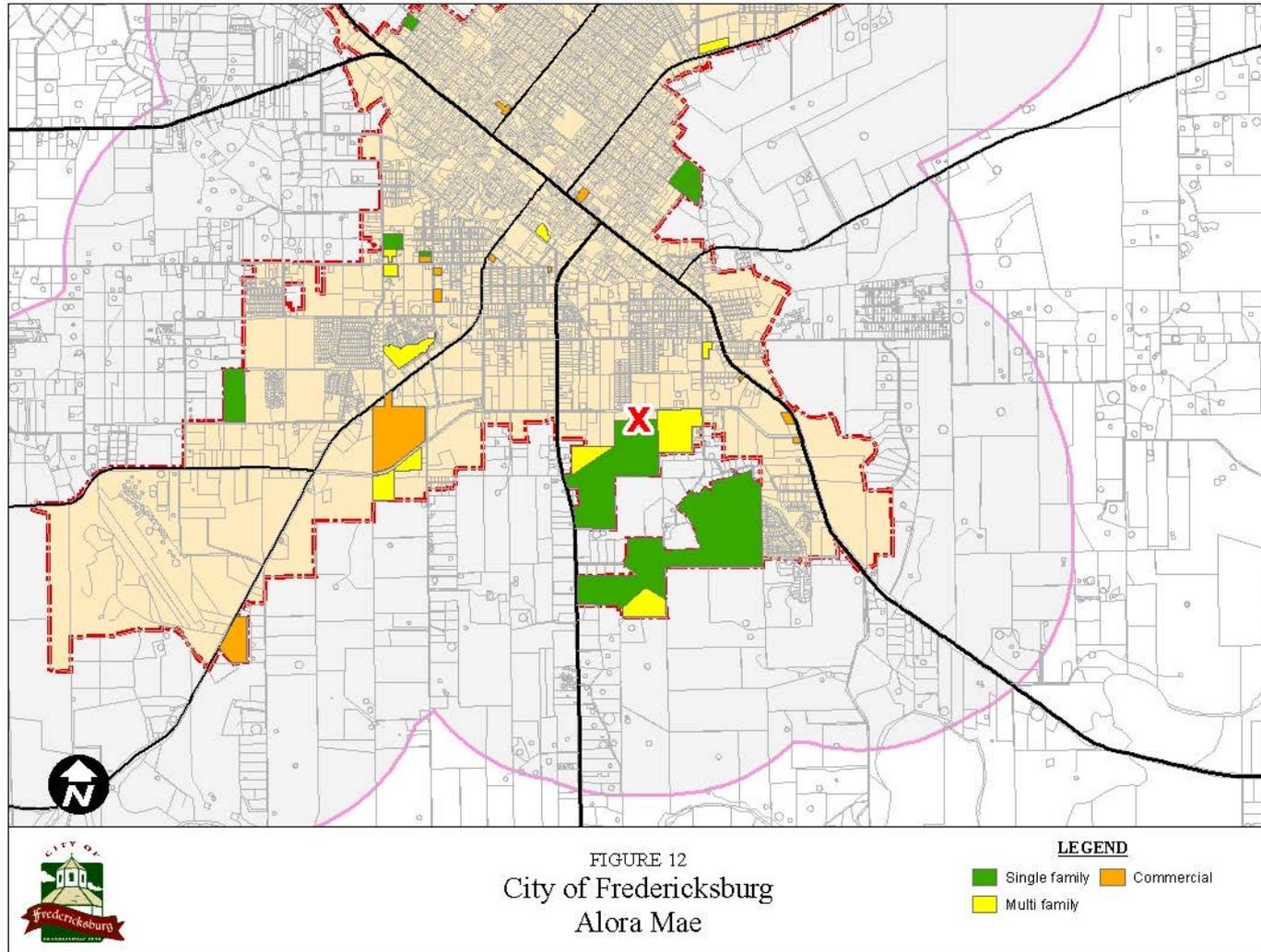


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Baron's Park Apts	4	88	Under Construction	202 E. Ufer S. Creek at Friendship
Alora Mae		22	Under Construction	
		156		

Alora Mae Condos (Friendship Ln/ S. Creek)

22 Units – 2 building permits issued



Alora Mae Condos (Friendship Ln/ S. Creek)

22 Units – 2 building permits issued



Alora Mae Condos (Friendship Ln/ S. Creek)

22 Units – 2 building permits issued

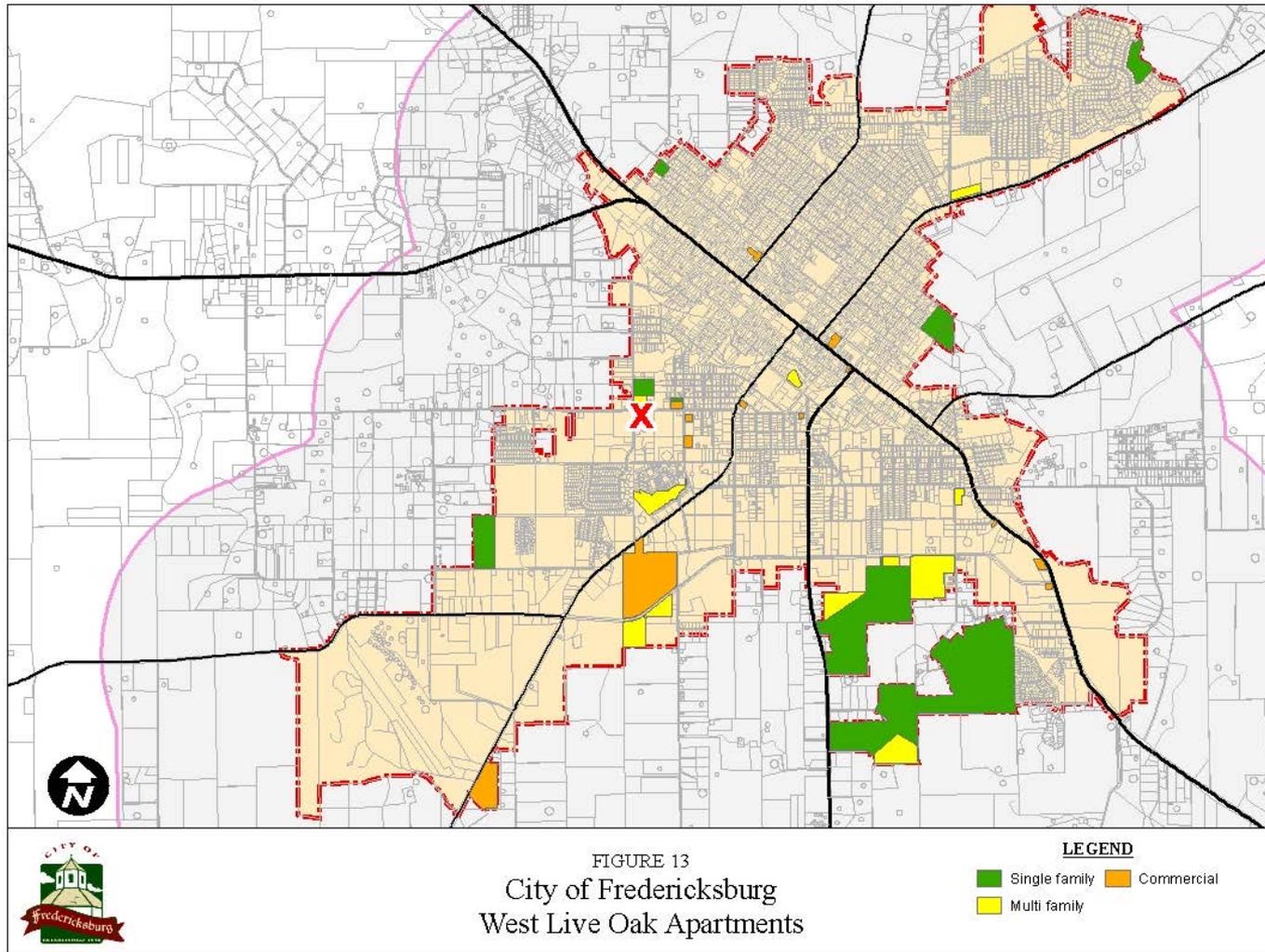


Multi-Family: Recently Completed

Name	Location	Specs	Units
Algarita Apartments	619 W. Live Oak	1/1 \$1300/ mo	71
Orchard Grove Apts Phase II	108 Lower Crabapple	1/1 \$1300 2 BR \$1850	90
Vineyard Crossing Apartments	1003 E Highway	1/1 \$1,185 2/2/ \$1,385	38
The 1846 Luxury Apts	175 Friendship	\$1900/2br	234
The Woodland Cottages (55+ rental)	161 Friendship		62
Total			495

Algarita (619 W. Live Oak)

16 Bldgs with 32 Units 1 BR start at \$1299

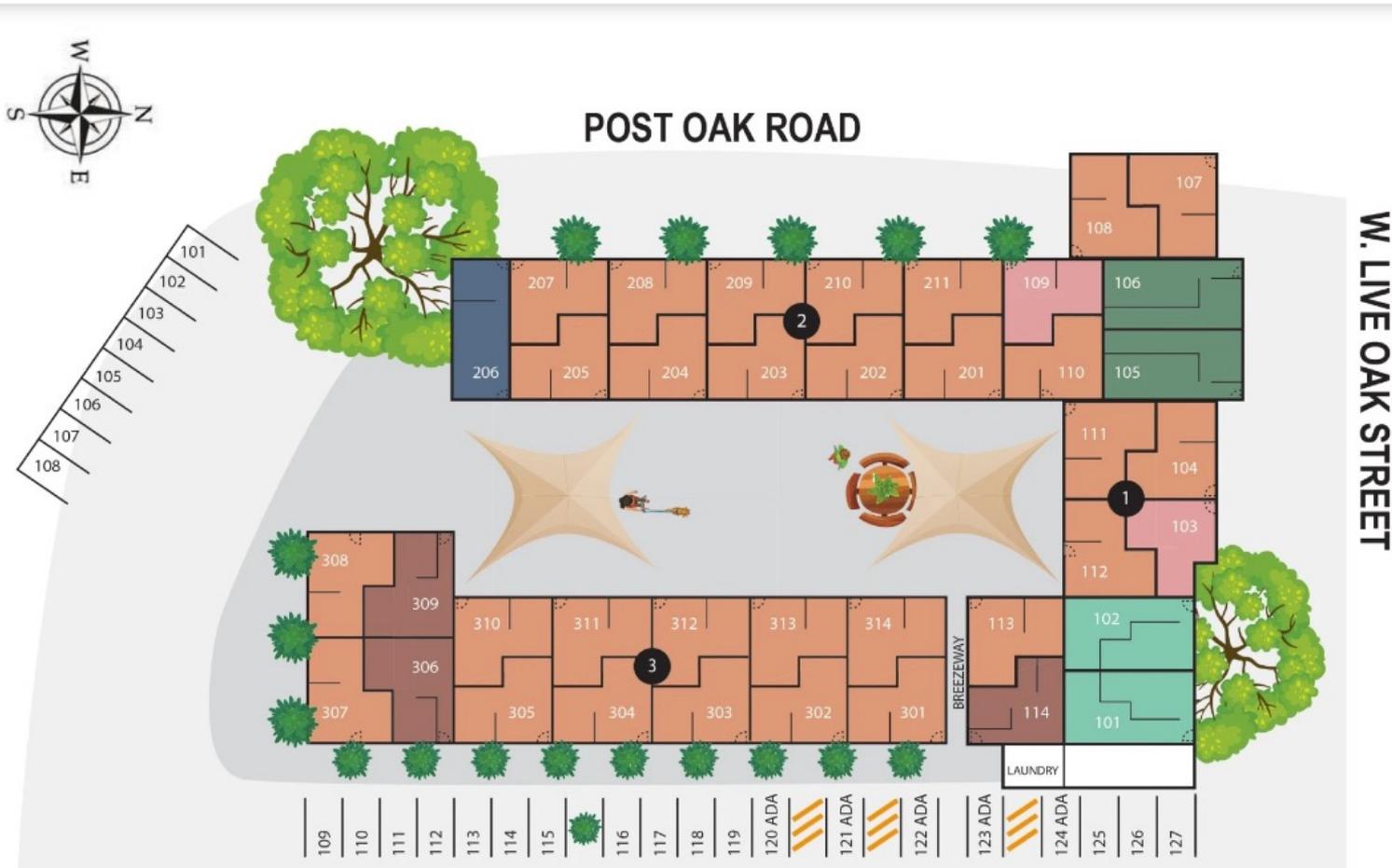


Algarita (619 W. Live Oak)

16 Bldgs with 32 Units 1 BR start at \$1299



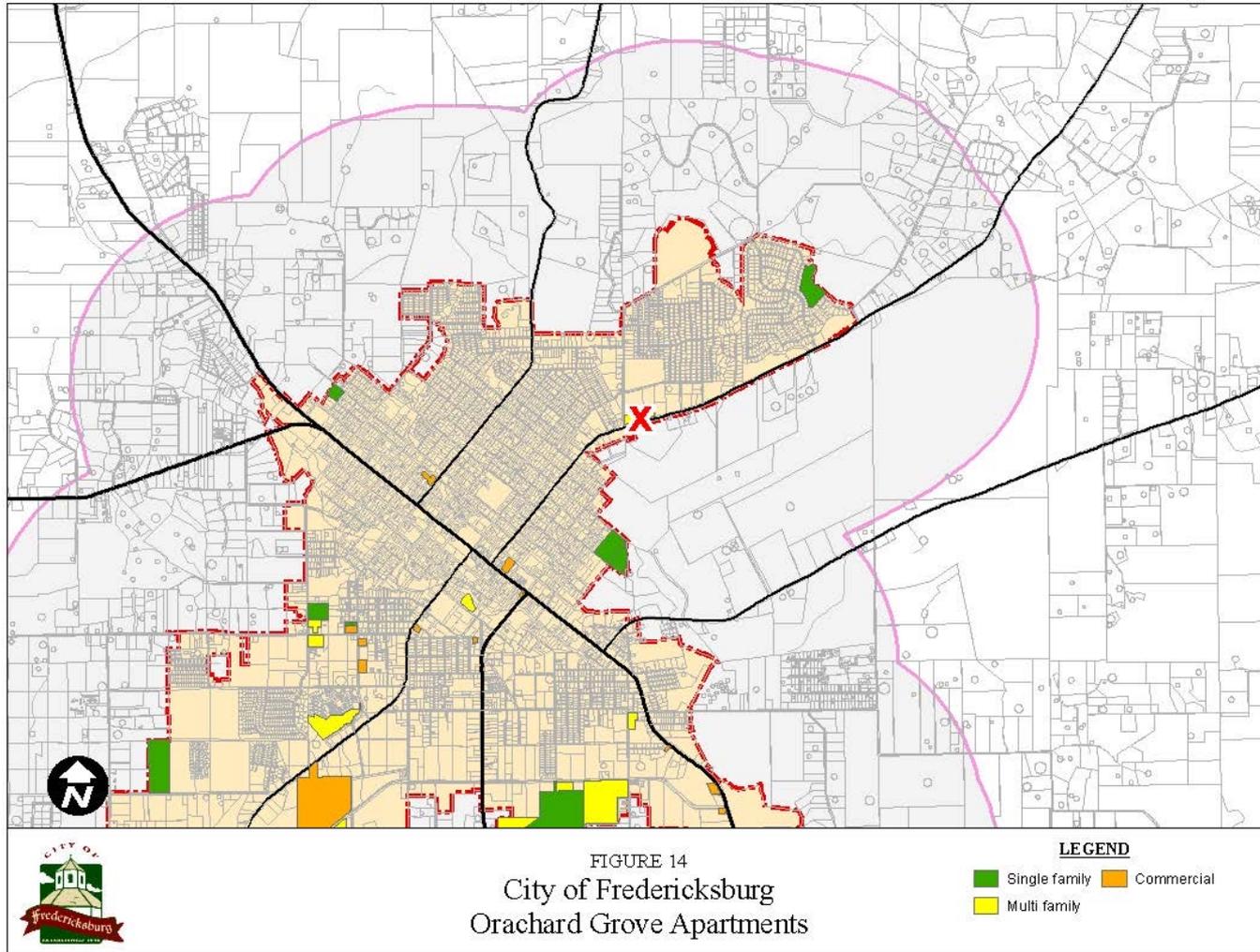
Algarita (619 W. Live Oak) Rehabbed Bldg 39 1BR Units



Multi-Family: Recently Completed

Name	Location	Specs	Units
Algarita Apartments	619 W. Live Oak	1/1 \$1300/ mo	71
Orchard Grove Apts Phase II	108 Lower Crabapple	1/1 \$1300 2 BR \$1850	90
Vineyard Crossing Apartments	1003 E Highway	1/1 \$1,185 2/2/ \$1,385	38
The 1846 Luxury Apts	175 Friendship	\$1900/2br	234
The Woodland Cottages (55+ rental)	161 Friendship		62
Total			495

Orchard Grove Phase 2 (108 Lower Crabapple) 90 Units mix of studio, 1 BR, 2 BR - \$1350-\$1850



Orchard Grove Phase 2 (108 Lower Crabapple)

90 Units mix of studio, 1 BR, 2 BR - \$1350-\$1850

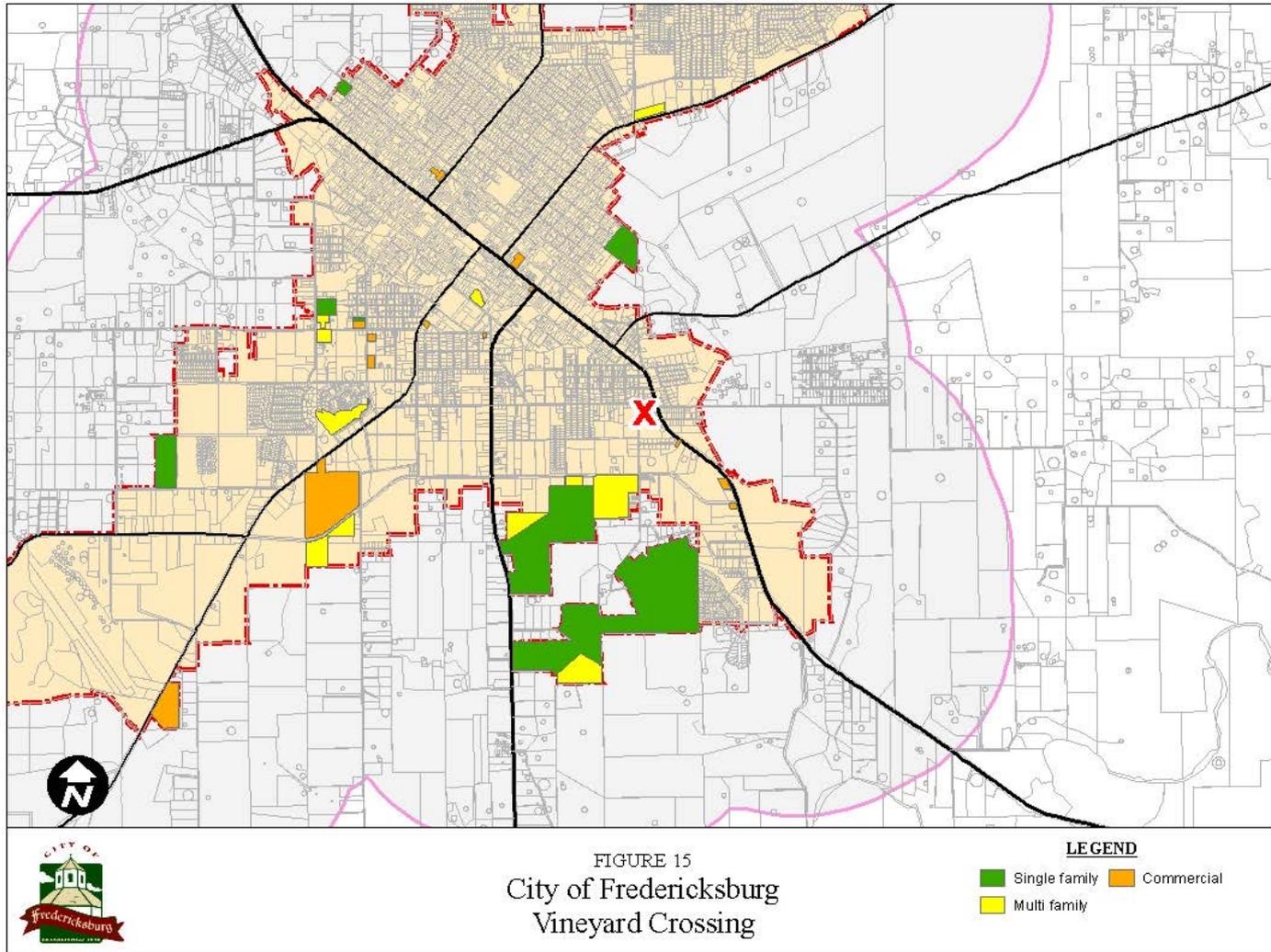


Multi-Family: Recently Completed

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The 1846 Luxury Apts	175 Friendship	\$1900/2br	234
The Woodland Cottages (55+ rental)	161 Friendship		62
Total			495

Vineyard Crossing Apts (1003 E Highway St)

38 Units mix of 1 BR, 2 BR



Vineyard Crossing Apts (1003 E Highway St)

38 Units mix of 1BR, 2 BR



Multi-Family: Recently Completed

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The Woodland Cottages (55+ rental)	161 Friendship		62
Total			495

1846 Apts (175 Friendship)

234 Units mix of 1 BR, 2 BR - \$1192-\$1648

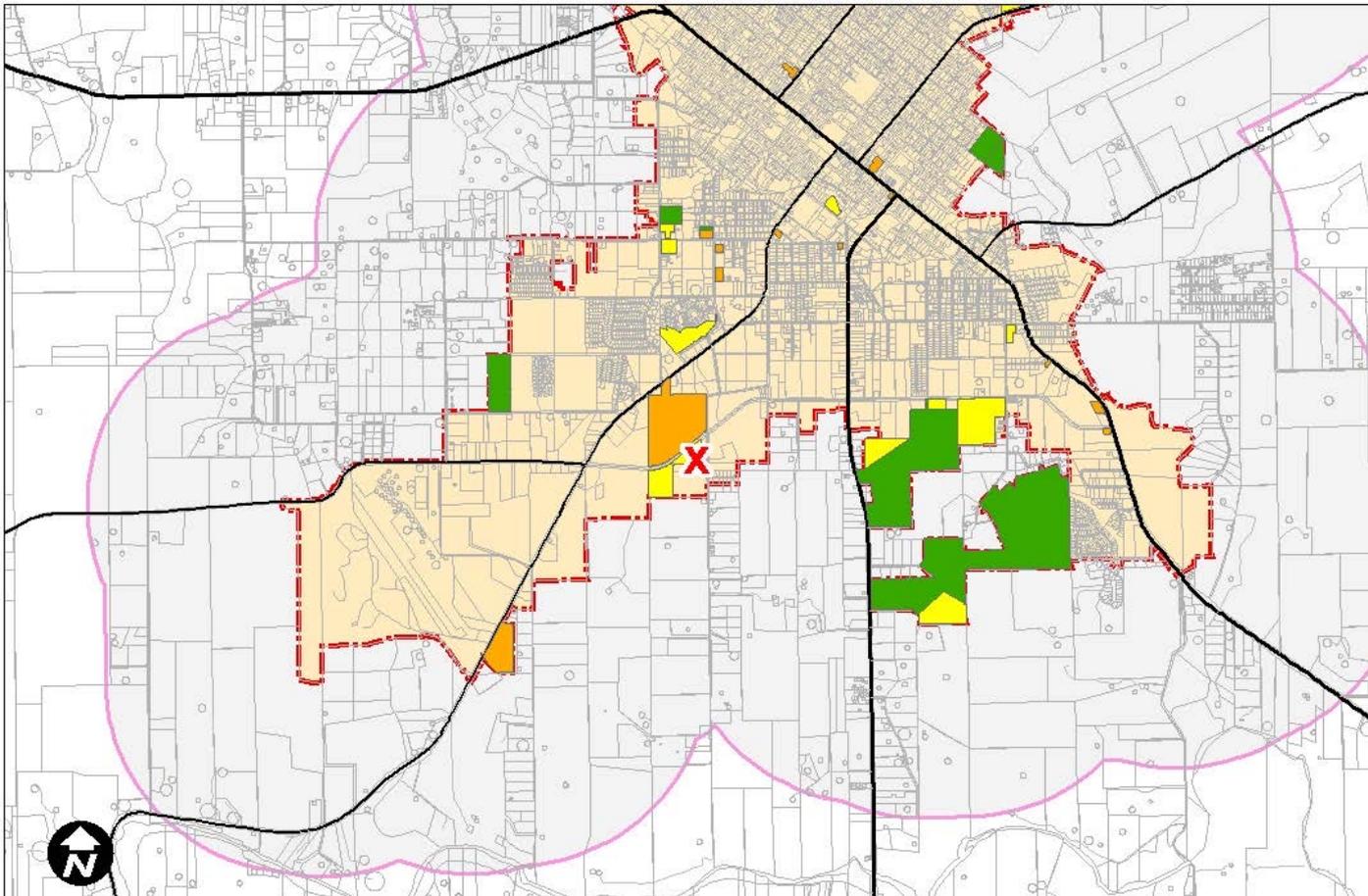


FIGURE 16
City of Fredericksburg
1846 Apartments

LEGEND

 Single family	 Commercial
 Multi family	

1846 Apts (175 Friendship)

234 Units mix of 1 BR, 2 BR - \$1192-\$1648



Multi-Family: **Approved Not Started**

Name	Acres	Units	Status	Location
Friendship Oaks Ranch duplexes	6	60	Site Plan Approved	S. Creek at Friendship (Friendship Oaks Phase 4)
SECO	32	95	Civil Plan Approved	Friendship at S. Eagle
Botanica	13	148	Civil Plan Approved	Friendship near Eagle
Keller Oaks Phase 1 Townhomes	14	21	Plat Approved	Between Windcrest and Burger King
Verandas at Frieden	25	305	Site Plan Approved	Frieden
		629		

Multi-Family: Approved Not Started

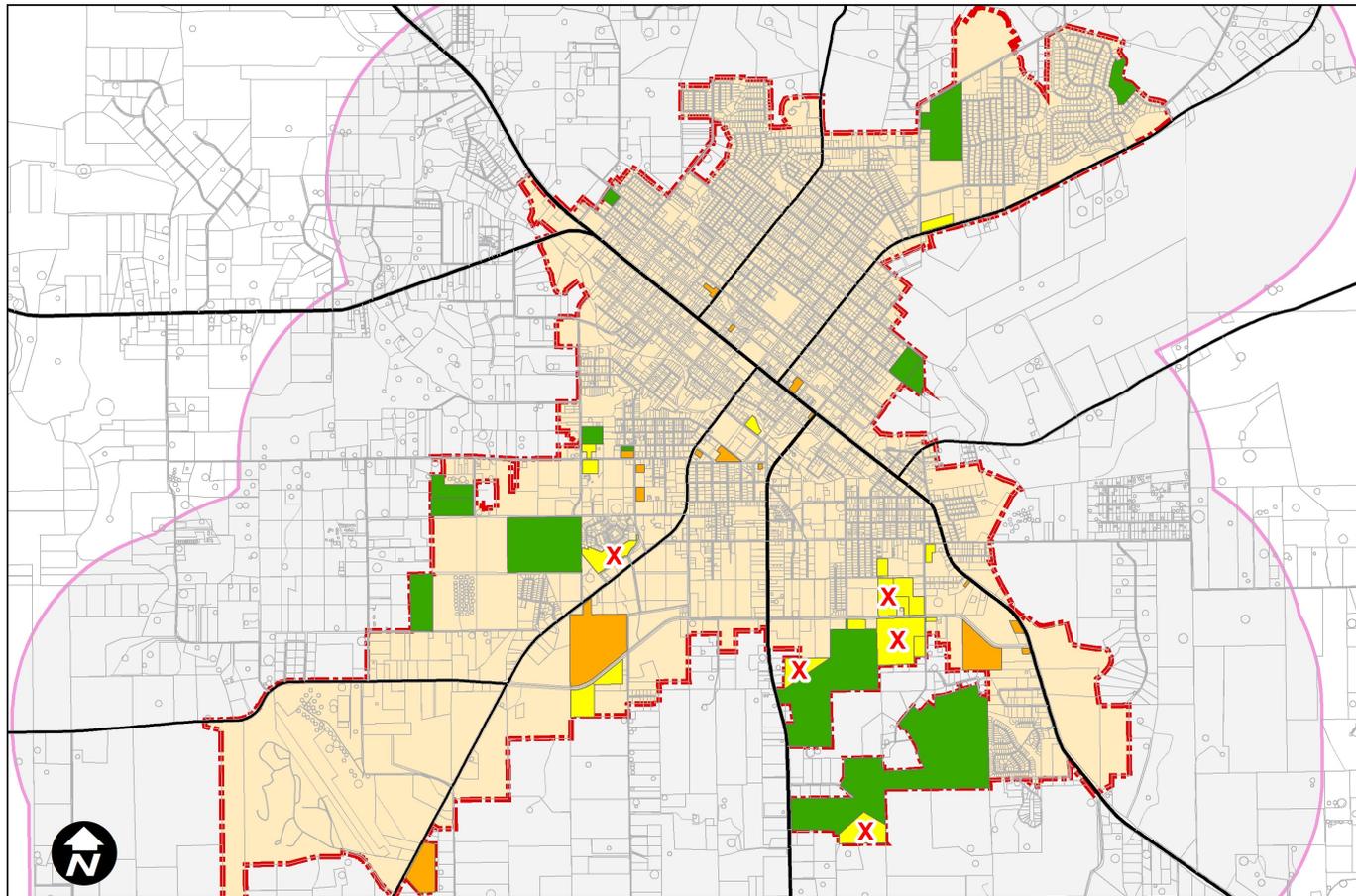


FIGURE 36
City of Fredericksburg
Multi Family: Approved, Not Started

LEGEND

- Single family
- Commercial
- Multi family

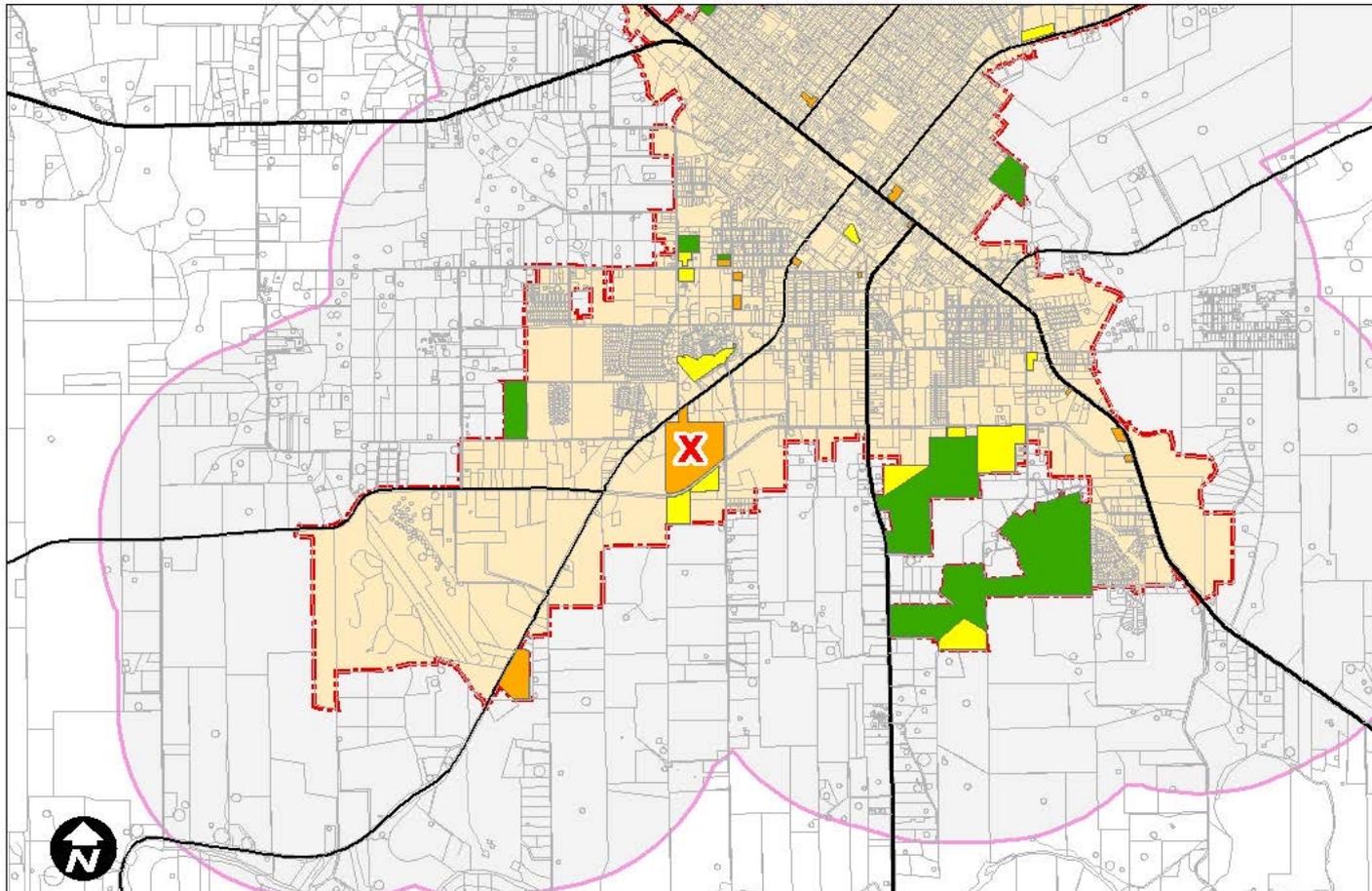
Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
Fredericksburg Middle School Campus	Extension of Post Oak at Hwy 16	Under Construction
The Emigrant	341 E Main St	Expect CO soon
Albert Hotel	213 E Austin	Under Construction
Grand Central at Milam	206 N. Milam	4 Businesses Open
Smitty's Car Wash at 513 S. Adams	513 S. Adams	Open
Office Park	1403 E Main	Under Construction
Woerner's Warehouse	407 E Live Oak	Open
Whitetail Hotel	211 W. Austin	C.O.

Middle School Campus

Post Oak Extension south of Hwy 16



 **FIGURE 22**
City of Fredericksburg
FMS Campus

LEGEND

- Single family
- Multi family
- Commercial

Middle School Campus

Post Oak Extension south of Hwy 16



Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
Fredericksburg Middle School Campus	Extension of Post Oak at Hwy 16	Under Construction
The Emigrant	341 E Main St	Expect CO soon
Albert Hotel	213 E Austin	Under Construction
Grand Central at Milam	206 N. Milam	4 Businesses Open
Smitty's Car Wash at 513 S. Adams	513 S. Adams	Open
Office Park	1403 E Main	Under Construction
Woerner's Cafe	407 E Live Oak	Open
Whitetail Hotel	211 W. Austin	C.O.

Grand Central at Milam

5 Businesses Open

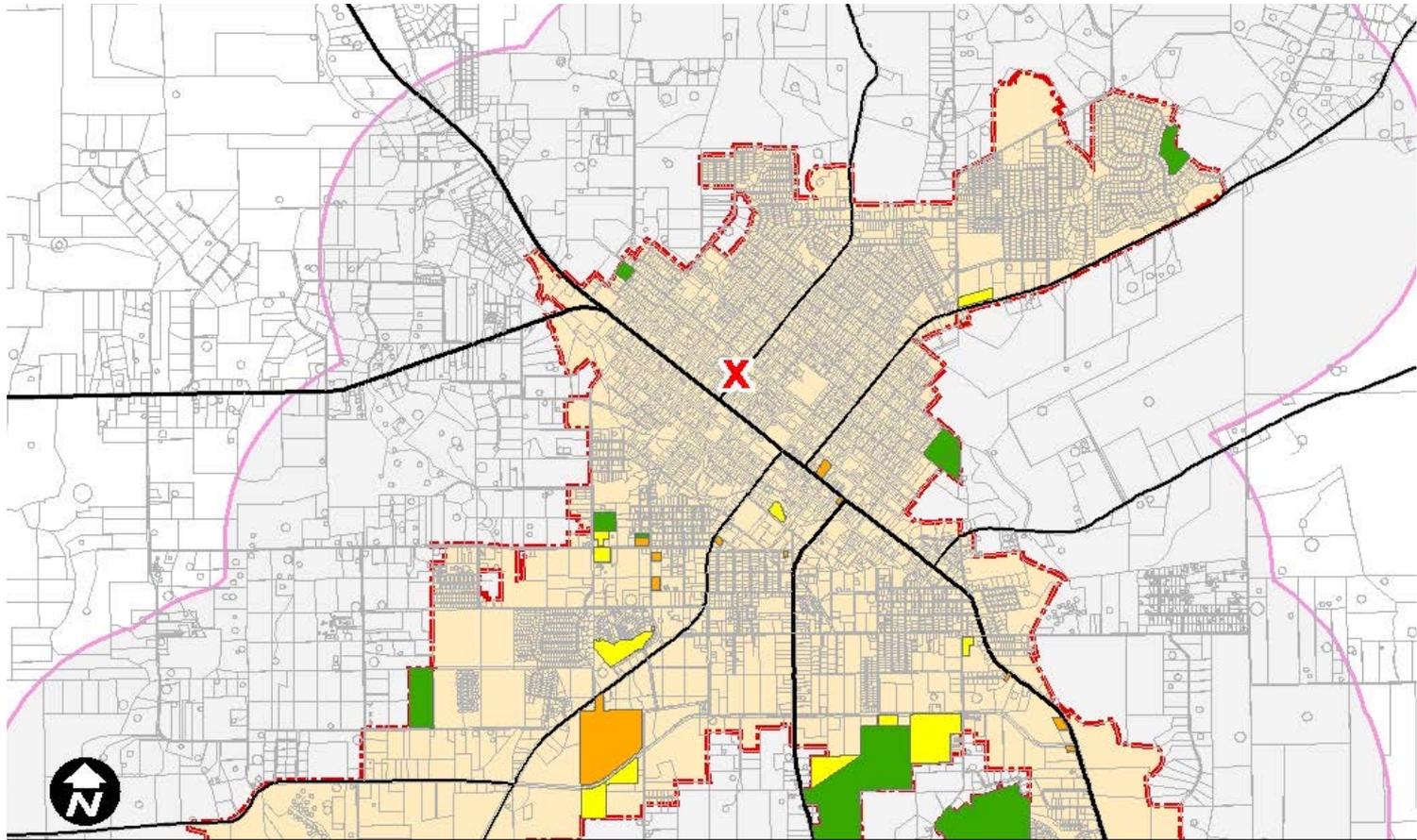


FIGURE 25
City of Fredericksburg
Milam Street Market

LEGEND

- Single family
- Multi family
- Commercial

Grand Central at Milam

5 Businesses Open

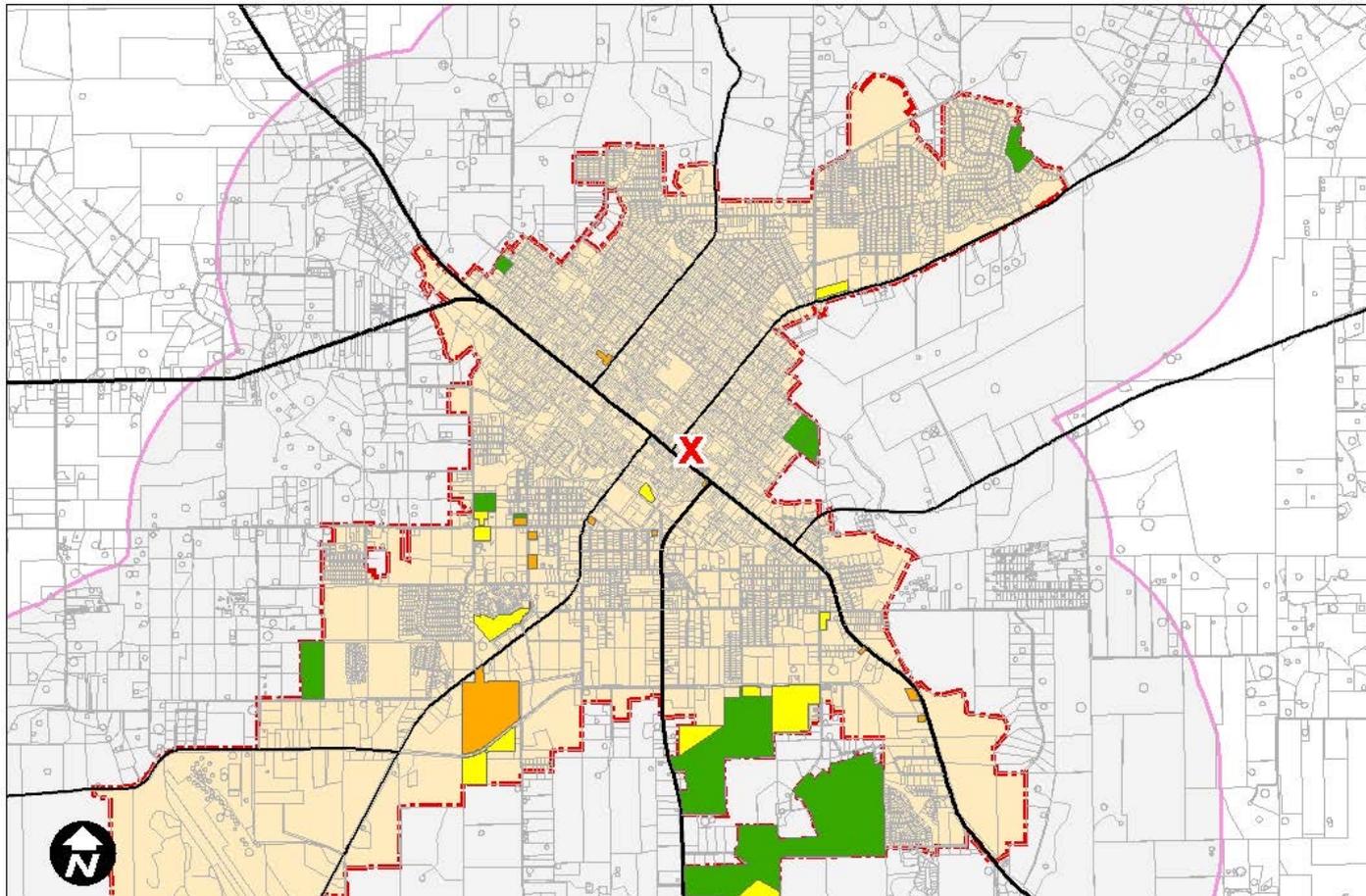


Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
Fredericksburg Middle School Campus	Extension of Post Oak at Hwy 16	Under Construction
The Emigrant	341 E Main St	Expect CO soon
Albert Hotel	213 E Austin	Under Construction
Grand Central at Milam	206 N. Milam	4 Businesses Open
Smitty's Car Wash at 513 S. Adams	513 S. Adams	Open
Office Park	1403 E Main	Under Construction
Woerner's Cafe	407 E Live Oak	Open
Whitetail Hotel	211 W. Austin	C.O.

Albert Hotel (213 E Austin)



 **FIGURE 24**
City of Fredericksburg
Albert Hotel

LEGEND

- Single family
- Multi family
- Commercial

Albert Hotel (213 E Austin)

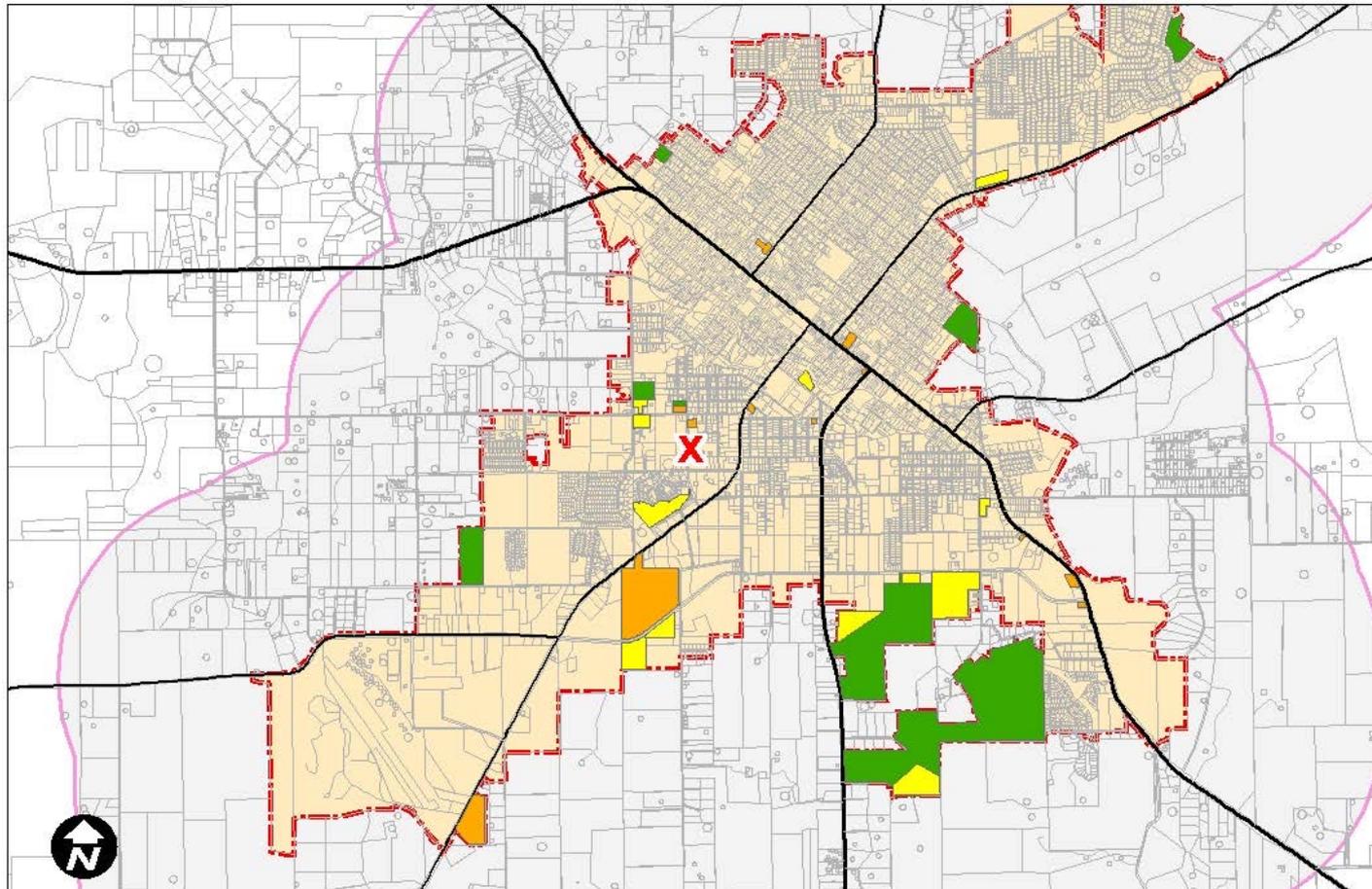


Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
H-Tea-0 (drive thru)	1511 E Main	Under Construction
Surgery Center	811 S. Milam	Under Construction
Shopping Center (Sherwin Williams, T-Mobile, third tenant)	1455 E. Main	Under Construction
Heart of the Hills Pregnancy Resource Center	528 S. Milam	Under Construction
Lantern Oaks RV Park	3255 Hwy 16 S	Buildings Under Construction 142 RV slots open
Kovar Dental	S. Milam	Under Construction

Surgery Center (811 S. Milam)



 **FIGURE 30**
City of Fredericksburg
Surgery Center

LEGEND

- Single family
- Multi family
- Commercial

Surgery Center (811 S. Milam)

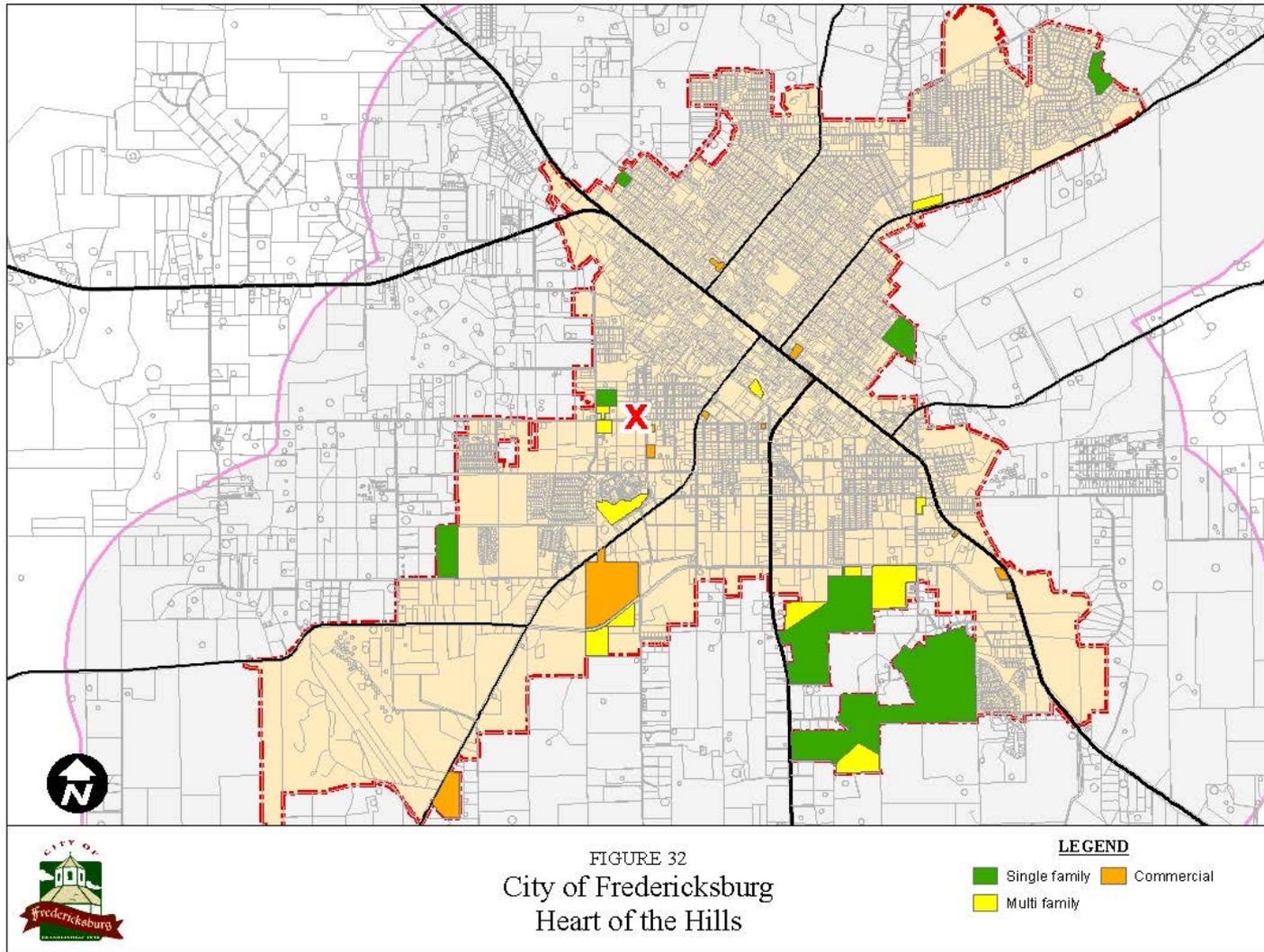


Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
H-Tea-0 (drive thru)	1511 E Main	Under Construction
Surgery Center	811 S. Milam	Under Construction
Shopping Center (Sherwin Williams, T-Mobile, third tenant)	1455 E. Main	Under Construction
Heart of the Hills Pregnancy Resource Center	528 S. Milam	Under Construction
Lantern Oaks RV Park	3255 Hwy 16 S	Buildings Under Construction 142 RV slots open
Kovar Dental	S. Milam	Under Construction

Heart of the Hills Pregnancy Center & Walch St Lots



Heart of the Hills Pregnancy Center & Walch St Lots



Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
H-Tea-0 (drive thru)	1511 E Main	Under Construction
Surgery Center	811 S. Milam	Under Construction
Shopping Center (Sherwin Williams, T-Mobile, third tenant)	1455 E. Main	Under Construction
Heart of the Hills Pregnancy Resource Center	528 S. Milam	Under Construction
Lantern Oaks RV Park	3255 Hwy 16 S	Buildings Under Construction 142 RV slots open
Kovar Dental	705 S. Milam	Under Construction

Kovar Dental (705 S. Milam)

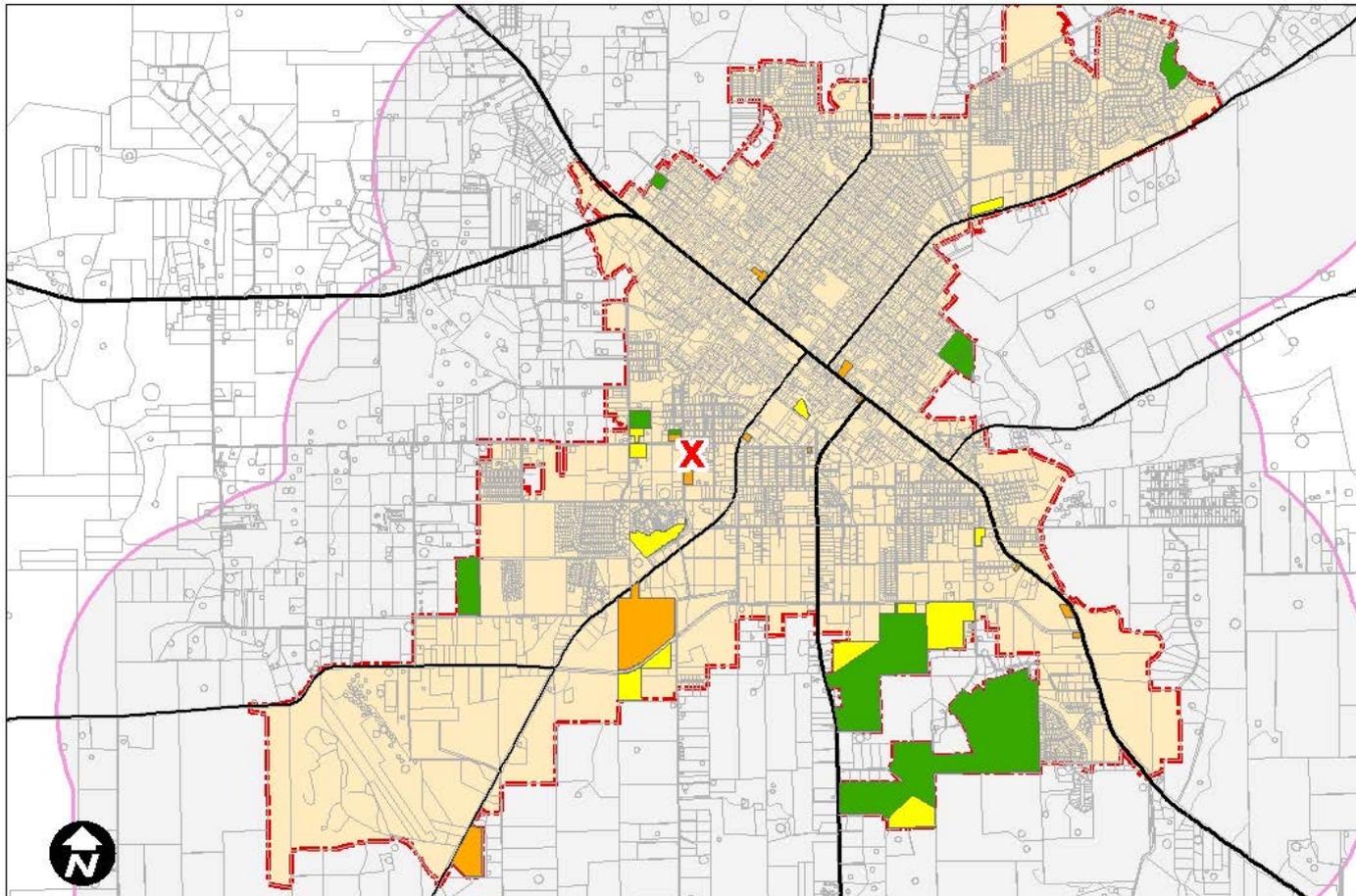


FIGURE 34
City of Fredericksburg
Kovar Dental

LEGEND

- Single family
- Multi family
- Commercial

Kovar Dental (705 S. Milam)



Commercial

Large or significant developments including hotels, retail, or other projects of interest

Name	Address	Status
Fredericksburg Middle School Campus	Extension of Post Oak at Hwy 16	Under Construction
The Emigrant	341 E Main St	Expect CO soon
Albert Hotel	213 E Austin	Under Construction
Grand Central at Milam	206 N. Milam	4 Businesses Open
Smitty's Car Wash at 513 S. Adams	513 S. Adams	Open
Office Park	1403 E Main	Under Construction
Woerner's Cafe	407 E Live Oak	Open
Whitetail Hotel	211 W. Austin	C.O.

Whitetail Hotel at 211 W. Austin 8 STR units & ice cream shop

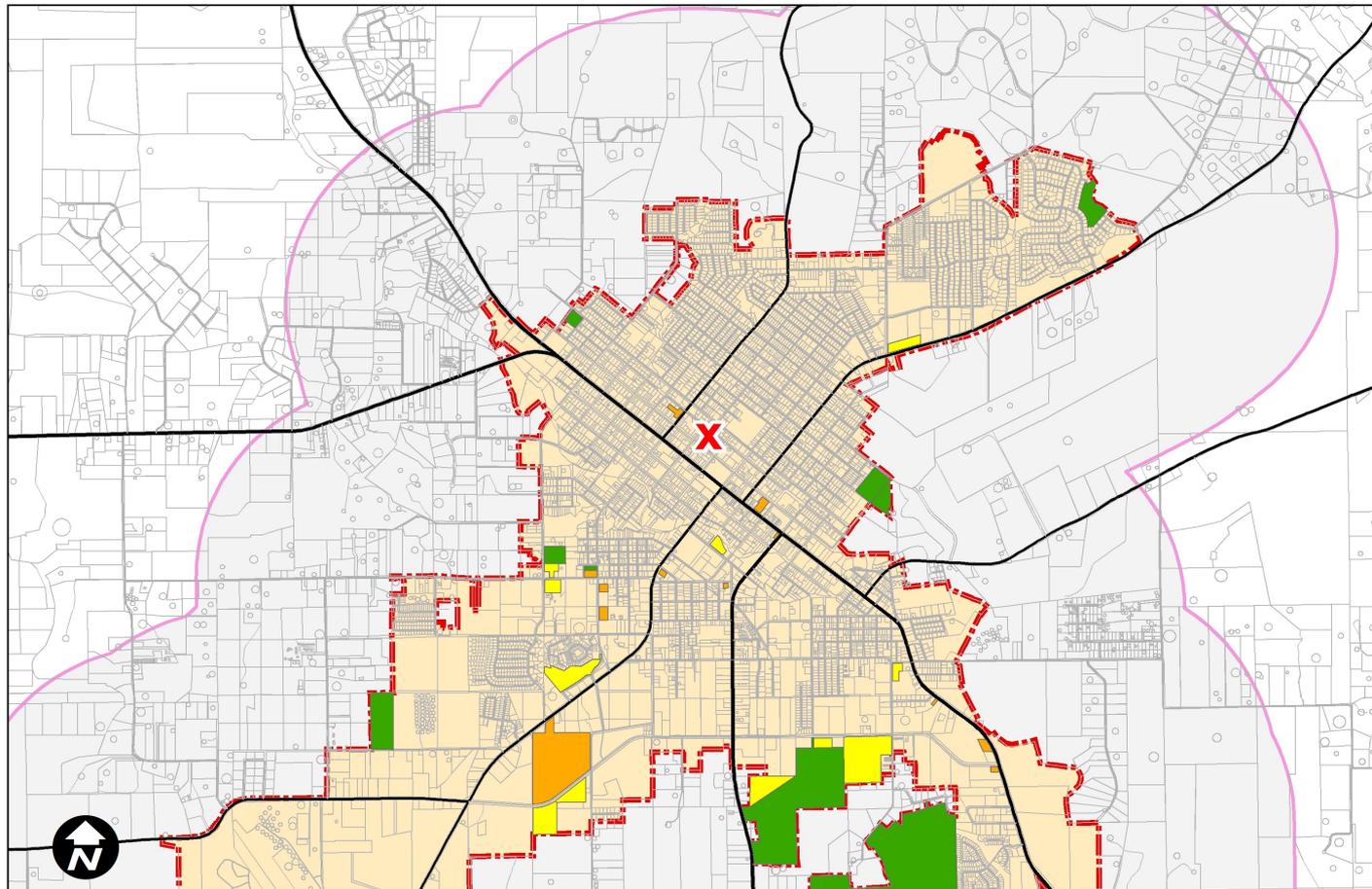


FIGURE 35
City of Fredericksburg
Whitetail Hotel

LEGEND

Green square	Single family	Orange square	Commercial
Yellow square	Multi family		

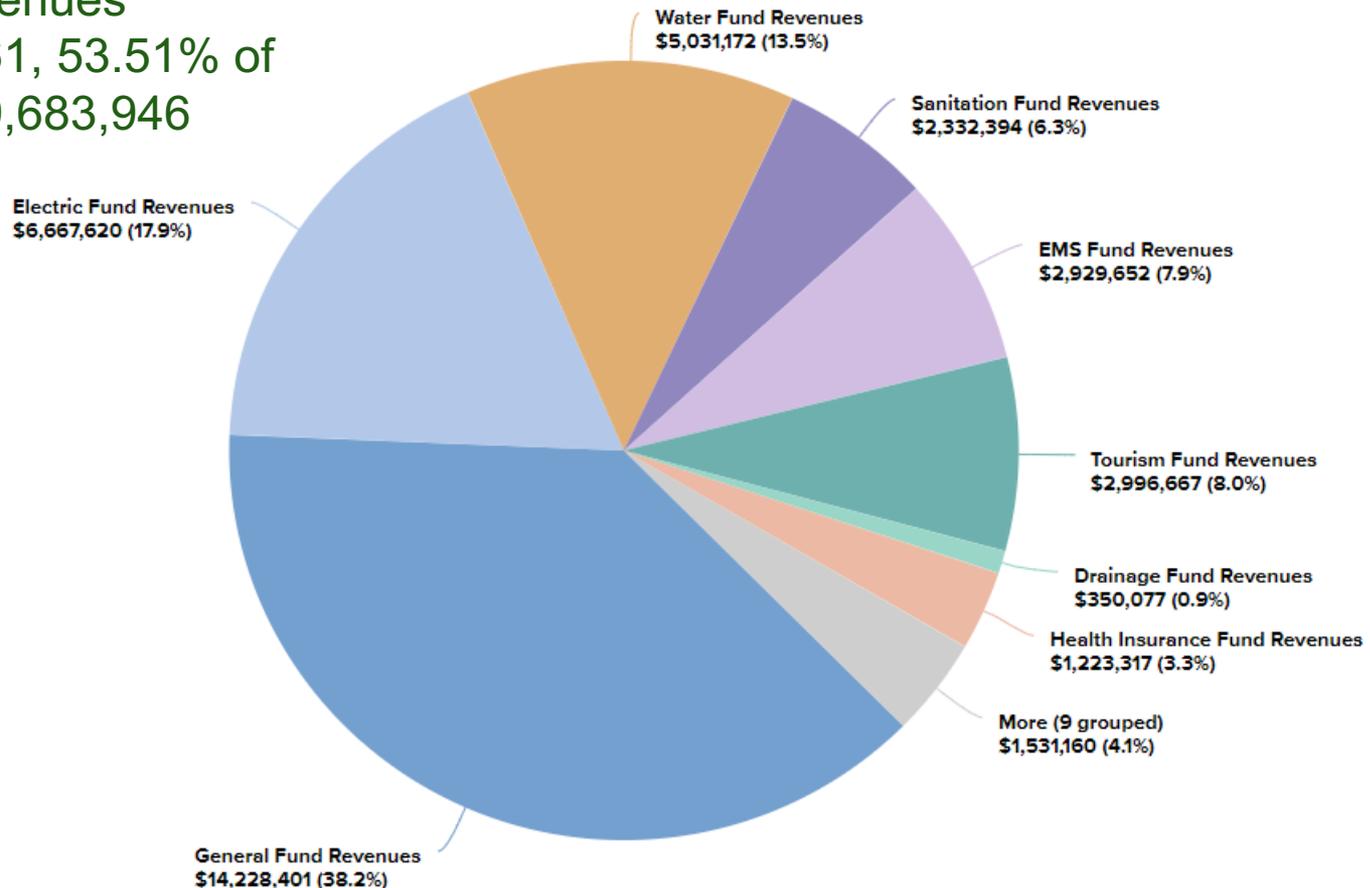
Whitetail Hotel at 211 W. Austin

8 STR units & ice cream shop



Finance – Mid-Year Review Revenues

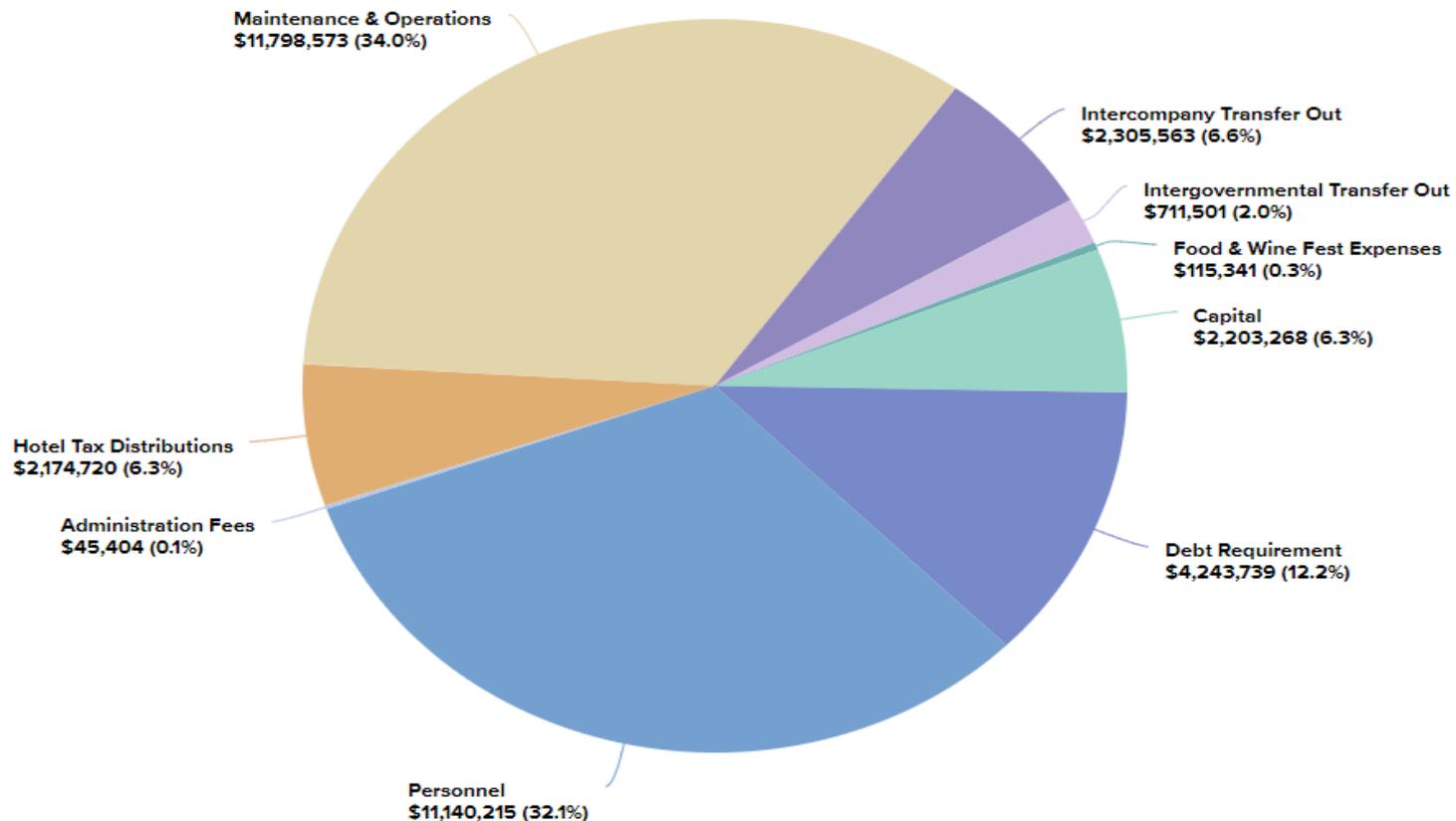
Actual Revenues
\$37,290,461, 53.51% of
budget \$69,683,946



Finance – Mid-Year Review Expenses

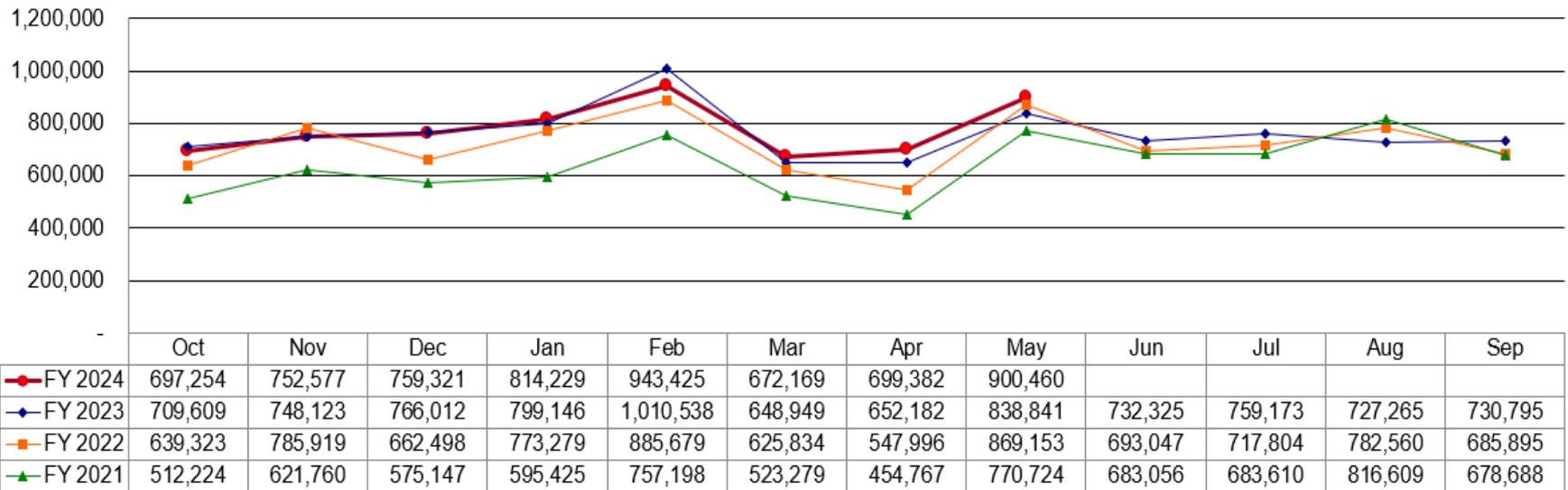
Actual Expenses

\$34,738,325, 43.23% of
budget \$80,359,665



Finance-Sales Tax

Actual Sales Tax Receipts - FY 2021, FY 2022, FY 2023, & FY 2024

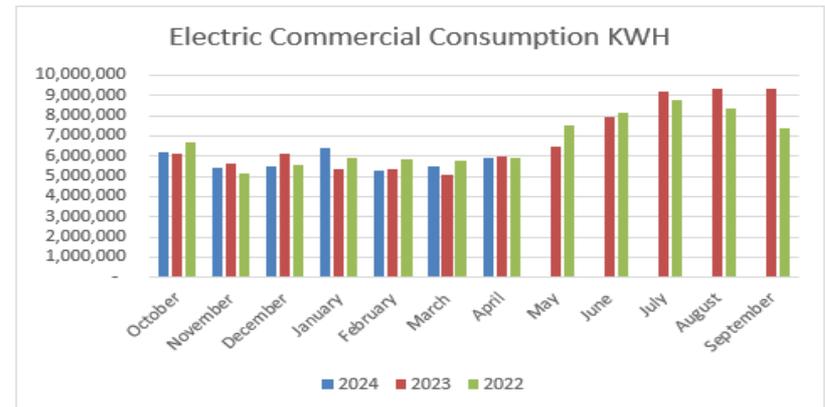
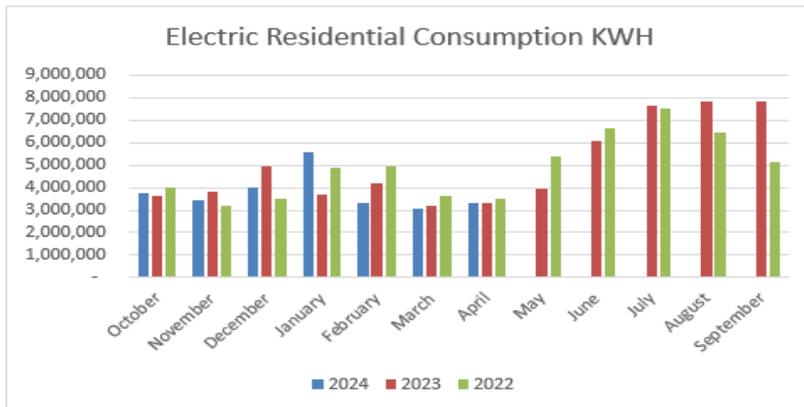
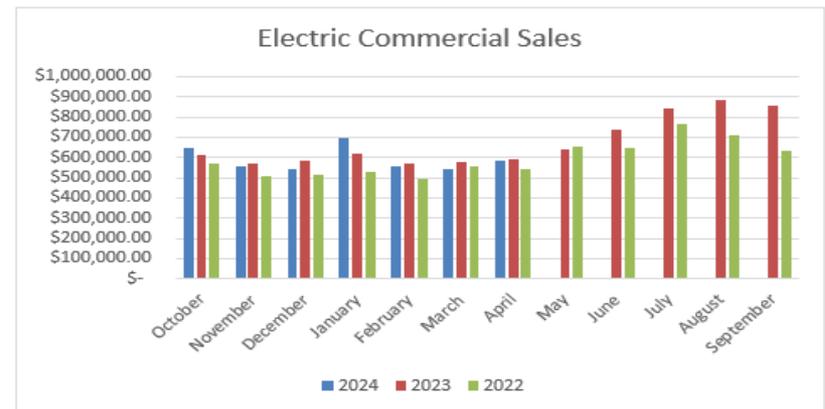
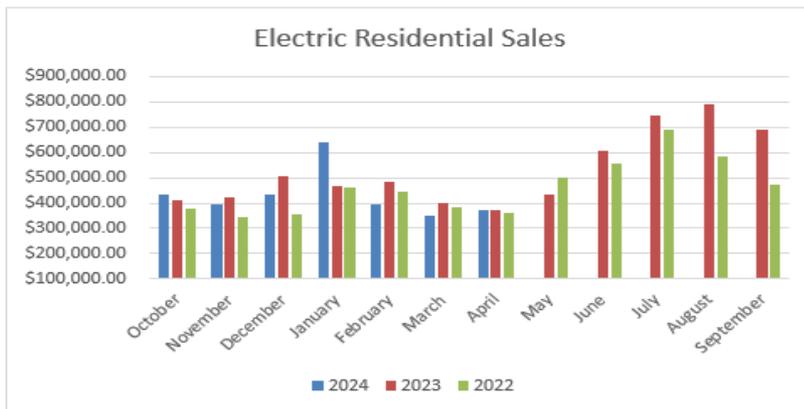


FY 2024 Actuals \$6,238,817 (FY 2024 budget \$9,000,000, 69.3% collected) FY 2023 through May \$6,173,401

FY 2023 Actuals up 5.2% over FY 2022 at \$9.1M collected \$8.7M (2022), \$7.6M (2021)

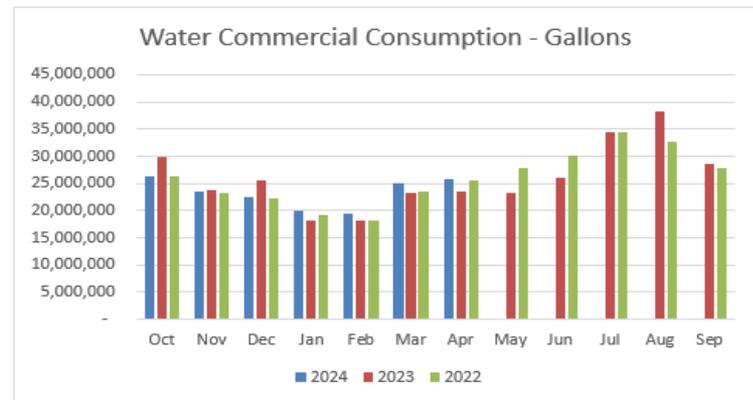
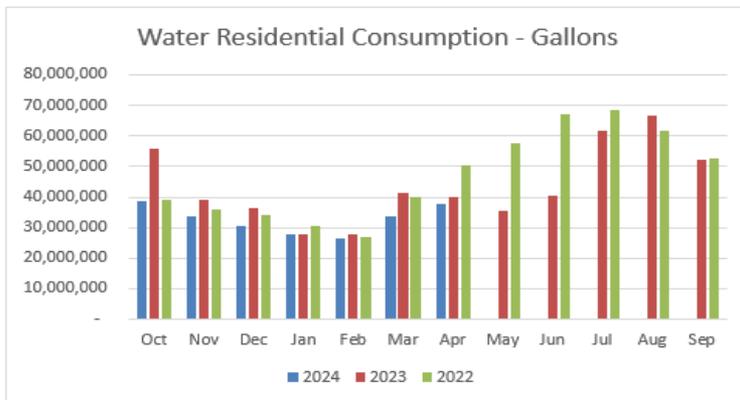
Finance-Electric Revenue and Consumption

Electric revenues YTD April 2024, \$7.7M, 52% of \$14.7M budget



Finance-Water Revenue and Consumption

Water & WW revenues YTD April 2024, \$5.9M, 62% of \$9.5M budget





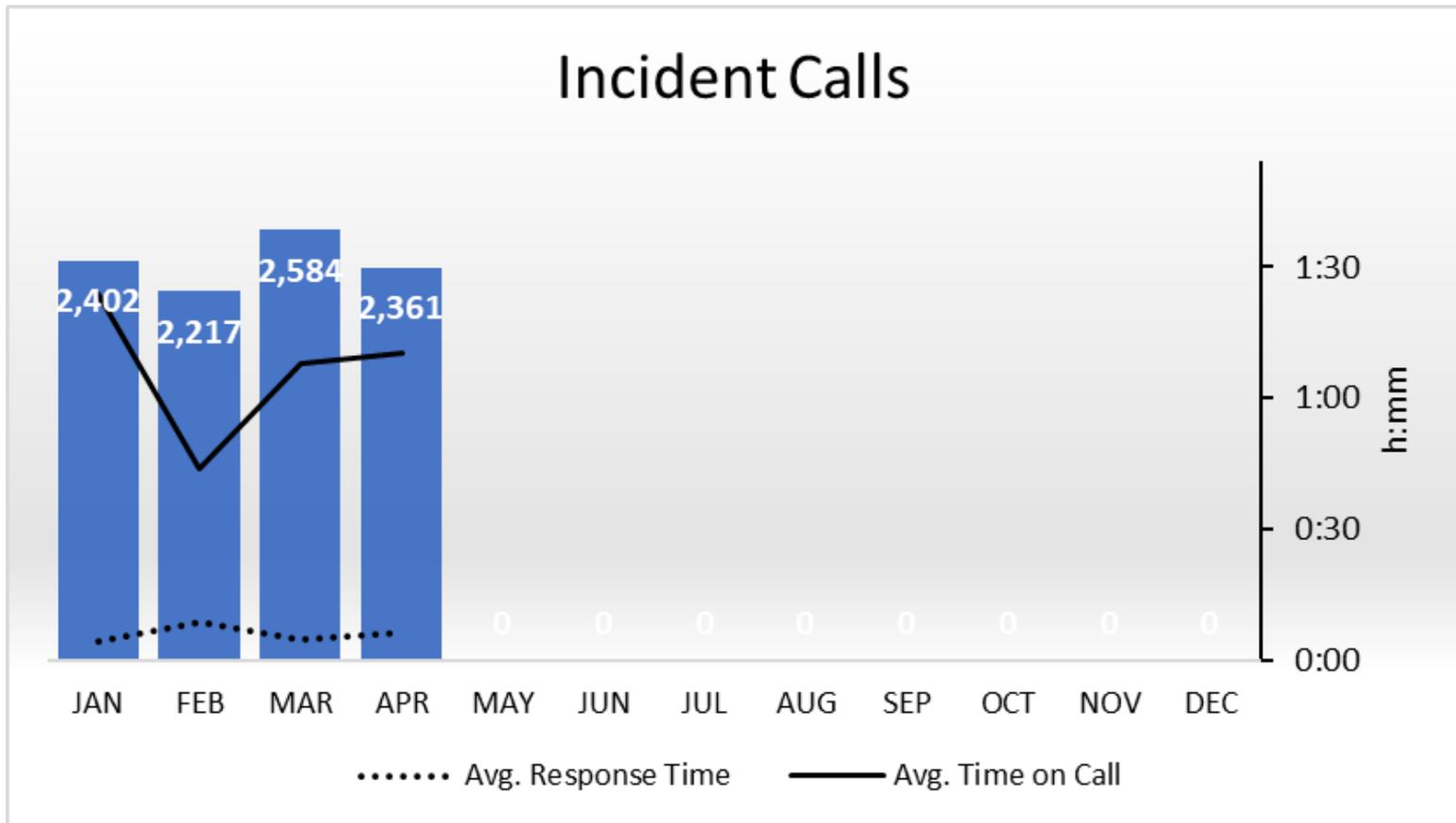
Police Department Monthly Update



Police Department

April 2024 Incidents – 2361

April 2024 Calls for Service – 936



Police Department

January – April 2024 Code Enforcement Statistics

- ▣ 287 Ordinance Violations
 - 231 Closed Cases
 - 52 Open Cases
 - 4 In Field Cases
 - 29 Cases Filed in Municipal Court

April 2024
Monthly Report



Department Volume

Fredericksburg Fire EMS



Incident Measures per *Day*

357

Incidents

12

Average

12

Median

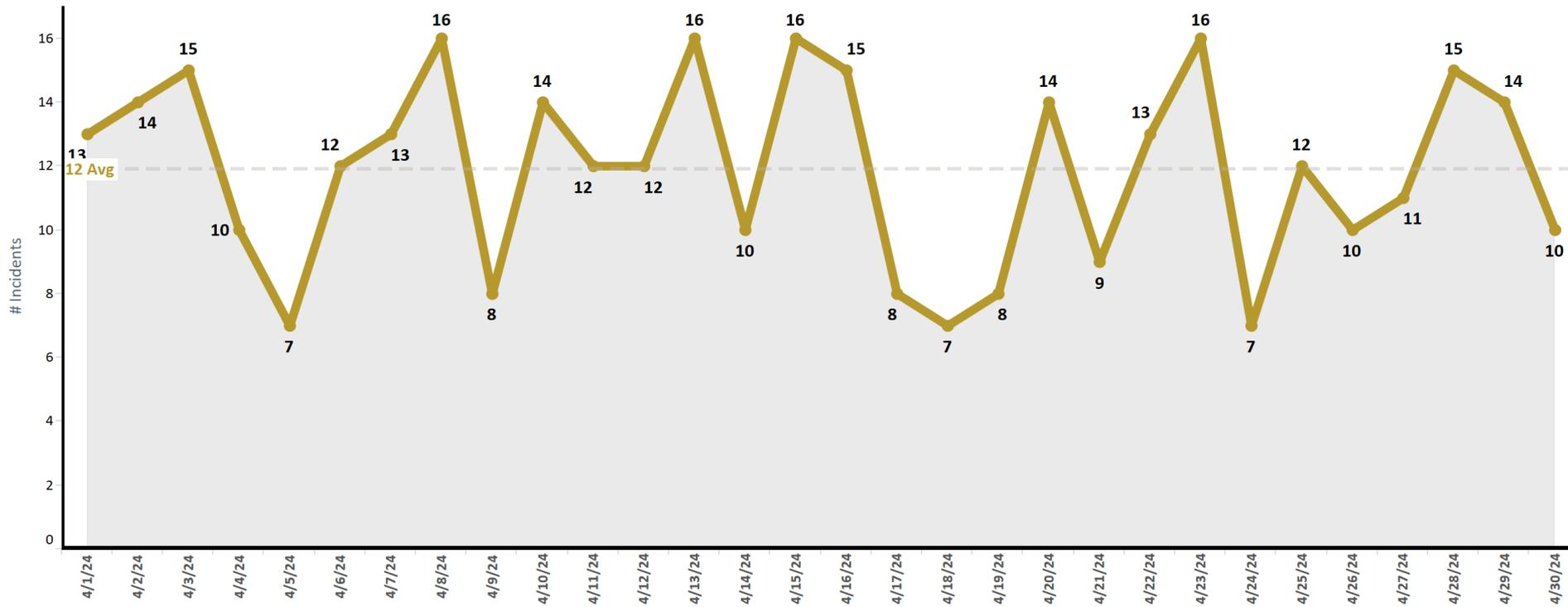
7

Minimum

16

Maximum

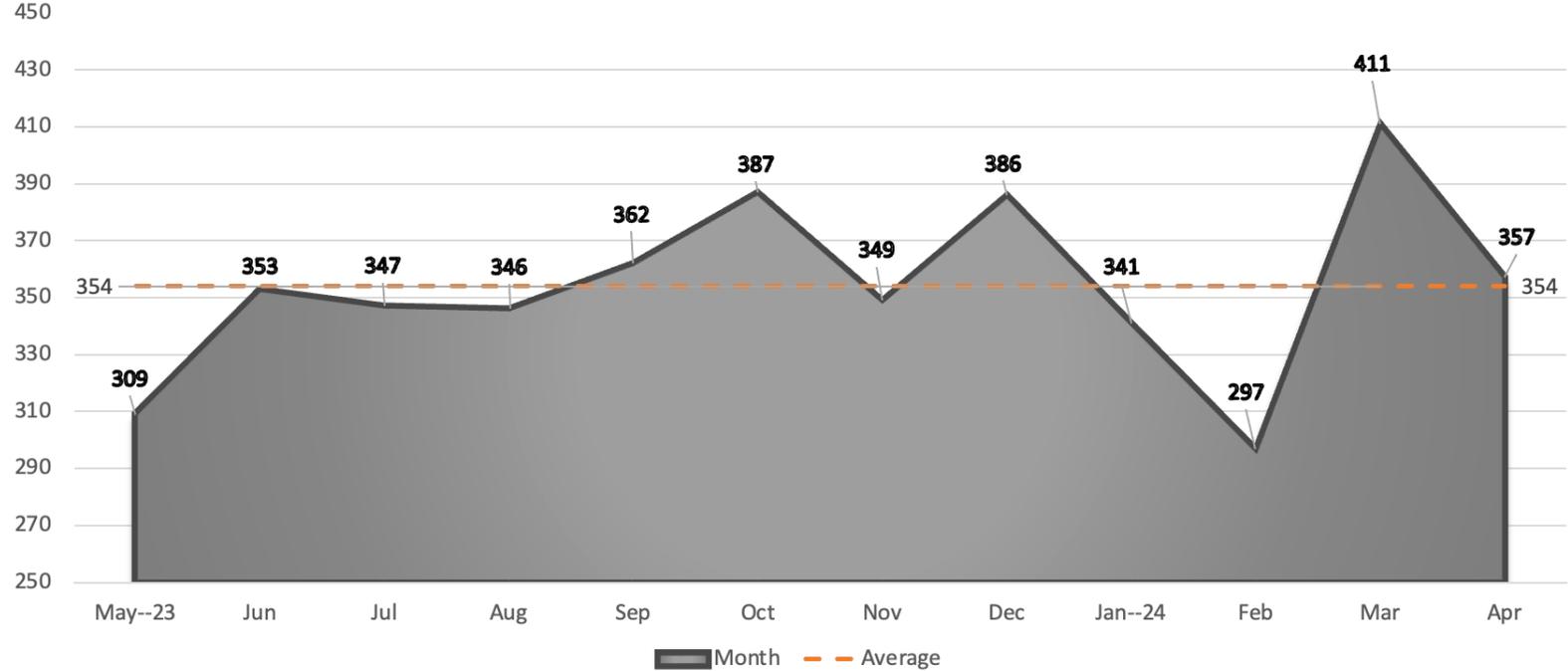
Incidents per Day





Incidents per Month (12 Months)

4245 Total Incidents	297 Maximum	411 Minimum	354 Average
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City Department Openings

Open Positions – May 21, 2024

Fire/EMS Department - Full Time & Part Time Fire Fighters / Paramedics

- Captain

(Promotional process after vacant positions are filled)

Police Department - Police Officers

Water Department - Journeyman or Master Electrician

Street Department - Heavy Equipment Specialist

Electric Department - Apprentice Lineman / Lineman Helper

Water Department - Crew Worker I

Finance - Utility Account Analyst / Customer Service

Engineering (City Hall) - Part-time Maintenance Technician

Recently Filled Positions

- Parks Dept Crew Worker – Pablo Sanchez
- IT Network Administrator – Keith Jenkins (starting 6-3-24)
- Promotion to Assistant Electric Superintendent – Kyle Treibs
 - (position was vacated due to retirement)
- Promotion to Assistant Director of IT – Brandon Gold
 - (position was vacated due to promotion)
- Internal Transfer to Planner – Jan Musgrove from STR Specialist
- Internal Transfer to STR Specialist – Tyler Baethge from Utility Account Analyst / Customer Service
- Internal Transfer from Water Dept to Vegetation Mgmt – Tyler McWilliams

Soccer Field Improvements

