



**CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
JOINT WORK SESSION AGENDA
FEBRUARY 10, 2022 ~ 10 A.M.
UNIVERSITY CENTER – HEB ROOM
2818 US 290 E.
FREDERICKSBURG, TEXAS 78624**

Charlie Kiehne, Mayor
Tom Musselman, Councilmember
Bobby Watson, Councilmember

Jerry M. Luckenbach, Councilmember
Kathy O'Neill, Councilmember
Kent Myers, City Manager

The City of Fredericksburg City Council and Planning and Zoning Commission will meet in a joint work session on Thursday, February 10, 2022 at 10 a.m. This meeting will be held in person and live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. Proposed Changes to the City Zoning Ordinance affecting the operation of Short-Term Rentals (STRs) and amending site development regulations in multiple zoning districts.

- A. Receive a report on the most recent draft of the Ordinance by Jason Lutz, Development Services Director.
- B. Public comments (Sign up in-person between 9:30 a.m. and 10 a.m. at the University Center in order to comment. You will be limited to 3 minutes to speak.)
- C. Consider and discuss key questions related to the proposed changes to zoning ordinance.
 - i. Single Family Residential District (R-1)
 - a. Land uses
 - b. Conditional Use Permit (CUP)
 - ii. Mixed-Use Residential District (R- 2)
 - a. Land uses
 - b. Conditional Use Permit (CUP)
 - iii. Historic Overlay District
 - a. Land Uses
 - b. Conditional Use Permit (CUP)
 - c. Density
 - iv. Enforcement/Penalties
 - a. Number of violations/types
 - b. Suspension of permits
 - c. Revocation of permits
 - v. Conditional Use Permit (CUP) criterias

vi. Other Short-Term Rental (STR) issues.

D. Consider an update on next steps in the process.

3. ADJOURN

Attendance By Other Elected or Appointed Officials: It is anticipated that members of the Historic Review Board may attend the meeting in numbers that may constitute a quorum of the Historic Review Board. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a joint meeting of the City Council and Planning and Zoning Commission, the Historic Review Board, whose members may be in attendance, but no action will be taken by the Historic Review Board.

This is to certify that I, Shelley Goodwin, posted this Agenda at 11:00 a.m. on February 4, 2022, at the entrance and on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC
City Secretary



Date: February 4, 2022

To: Mayor and City Council

From: Kent Myers, City Manager

Subject: Joint City Council/Planning and Zoning Commission Meeting

I have attached the agenda for the joint meeting of the City Council and Planning and Zoning Commission scheduled for this Thursday, February 10th at 10:00 a.m. at the University Center. Lunch will be served about noon and we expect the meeting will adjourn by mid-afternoon.

This special joint meeting was requested by the Planning and Zoning Commission so that their members could get a better understanding of the Council's position on major changes to the STR provisions in the City Zoning Code. The Planning and Zoning Commission is scheduled to make their final recommendations on the code changes to the City Council at their next regular meeting later this month. And the City Council has two opportunities to make your final changes to the ordinance at your March 7 and 21 meeting prior to final adoption.

There appears to be general agreement between Council members and P&Z Commission members on many of the proposed changes to the Zoning Code. This includes the definitions and code enforcement provisions such as trash, parking, and lighting. So, the agenda includes major items that are still the subject of misunderstanding or disagreement between Council members and Planning and Zoning Commission members. The meeting is intended to focus on these items. However, we also added an item to discuss any other STR-related issue or concern.

The meeting will start with Jason providing an overview on how the latest draft of the proposed Zoning Code (Draft #4) deals with these major issues. During his report, he can respond to any questions to provide clarification. Following Jason's report, we have scheduled public comments. After public comment we will open the discussion on each issue listed on the agenda. During this discussion, each Council member is provided an opportunity to state your position on these issues if you so desire.

Please let City staff know if you have any questions prior to Thursday's meeting.

The City of Fredericksburg

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