



City of Fredericksburg

**CITY COUNCIL REGULAR MEETING
MONDAY, MARCH 7, 2022 ~ 6:00 P.M.**

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

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

WRITTEN COMMENT

Comment Form #	Name	Address
1	Karen Pong	
2	Karen Vanek	
3	Mary Gallagher	102 S Cherry Street
4	Tim Heddlesten	
5	Janell Itz	703 E Main
6	Clayton Itz	703 E. Main
7	David Turpin	
8	Robert Deming	

Shelley Goodwin

From: Karen Pong [REDACTED]
Sent: Sunday, March 6, 2022 9:02 AM
To: Citizen Comments
Subject: Fwd: Comment for 3/7 City Council meeting

Returning young families to R-1 will prove to be an idealistic goal....

First-time home buyers might not be able to live in Fredericksburg. Frankly, first time home buyers can't afford very much of anything, anywhere, not just FDBG.

STR's are not the only reason housing prices are raising. I don't believe STR's should serve as the scapegoat for the housing prices in this community
Actually, prices in Fredericksburg are no different than housing prices in Houston , Dallas- Ft. worth or even other hill country townships or communities.

It will always be expensive to live in Fredericksburg-
it always has been - demand is higher than supply-

Limiting STR's will not suddenly (or even over many years) make housing prices lower than market values of other cities or communities
(This is stinkin-thinking)

Thoughtful ordinances will help residents and STR's co-exist. Meanwhile, market forces will take care of housing prices and the number of STR's in Fredericksburg.

There will be a break even point- saturation.

Housings prices will level off (not a great reduction) and STR's will find an Equilibrium.

Interfering with market forces almost always creates unintended consequences (most of which are not positive)

Thank you
Karen L Pong
713-735-4518

Own two STRs and beautifying another house

This is our 'financial plan' to be able to live in FDBG during our retirement. Plan to move to FDRG within the next 2 years! Looking forward to being a part of this amazing and unique community

Shelley Goodwin

From: KAREN VANEK [REDACTED]
Sent: Sunday, March 6, 2022 10:32 AM
To: Citizen Comments
Cc: Fredericksburg Coalition
Subject: Comments on the STR Ordinance

We live in the quiet neighborhood of Carriage Hills. The positive feel of the neighborhood was a big selling point when we bought our home ten years ago. Last year a home down our street that had many add ins to - makes it huge - was sold. Initially the new owners stated that they were going to live there with their children and a grandmother. This house is perfect a military- generational family to live in. The owners never moved in. Instead it became a STR.

Yesterday I saw 9 cars parked there. This is just too much. Friends on that part of the block have lost the neighborly feel, security and pleasure of knowing someone lives near you who you can chat with, get to know through the years, and call on for help or offer help when they need it.

Stopping this kind of destruction of our neighborhoods has to stop and stop NOW. House prices in our neighborhood have gone up drastically in the past few months. I feel like STR owners are snapping up potential STR houses before the new rules go into effect. Please don't drag out the vote on STRs.

I look forward to the needs of our neighborhoods becoming a priority to our city leaders.

Respectfully,
Karen Vanek

Shelley Goodwin

From: MG888 [REDACTED]
Sent: Monday, March 7, 2022 10:19 AM
To: Citizen Comments
Subject: Citizen Comments 7 March 2022 City Council Meeting

Happy Monday —

In 2018, our QofL Visioning Committee group dug deeply into studies about the ill effects of overtourism worldwide, and we were concerned then that Fredericksburg was in danger of losing itself.

Here we are in 2022, and local restaurants, retail shops, tasting rooms, and more have barely enough staff to run their operations, for various reasons, the main one of which is the lack of affordable local housing for employees.

And what nobody seems to mention: what about maintaining an adequate clean water supply?

Adding more STRs, many with pools and other water features, and planning to add a conference center (with tax incentives, no less), or similar large venue(s) to our already overcrowded town seems to be quite counterproductive, when it is painfully obvious that Fredericksburg has reached a tourism numbers tipping point of diminishing returns.

It's one thing to have the annual Spring Break phenomenon, and accept that craziness as students' rite of passage every year, but quite another to have such crowding routinely, so that visitors go home complaining about a less than enjoyable visit, saying that they'll not return to Fredericksburg because it's become such a mob scene.

As mentioned in my comments to the City Council and P&Z Commissioners on February 10th, 2022, I'm very pro-tourism, but evidence points to the fact that at this point, we need to keep the town vibrant and appealing to the tourist numbers we attract already, instead of continuing to find ways to add more, sapping resources and crushing the spirit of both our visitors and of this fine community.

Please take a step back and rein in the impulse to acquiesce to outside pressure for the town to grow like Topsy.

Thanks for all you do, it's greatly appreciated.

With aloha,

Mary

Mary Gallagher
102 S. Cherry Street
FBG, TX 78624
415-990-1745

Shelley Goodwin

From: Tim Heddlester [REDACTED]
Sent: Monday, March 7, 2022 12:47 PM
To: Citizen Comments
Subject: Citizen Comments

City Council,

I am a resident of Fredericksburg, a tax payer and a voter.

I am concerned with the direction the council is taking with regards to the property rights limitations being considered for short-term rental permit holders.

In the various meetings a consistent complaint has been that STRs have caused the real estate prices to rise in the area. I'd like to make two points:

1. Real estate prices in Fredericksburg, the surrounding areas and even across the country have been rising steadily for a variety of reasons. STRs, in and of themselves, are not a factor. When a particular area sees an increase in the price of real estate, it is because the demand has gotten greater and/or the supply has gotten smaller. Open market pricing will always be dictated by these two factors. The fact that people are buying fixer-uppers, renovating them and increasing the appraised value of all the homes in the area happens all the time in towns across America. The near-term hit of increased property taxes or the barrier to entry is more than offset by the equity gained in the long-term. That is why real estate is such a solid investment whether utilized as an STR, long-term rental or owner-occupied residence.
2. The city council is not tasked with trying to control, regulate or influence real estate prices. Stick to solving the problems that are within the responsibility set of the council.

Another complaint I've heard about STRs is that the central part of Fredericksburg has lost that "neighborhood feel". Yes. It has. Fredericksburg is no longer the small, quaint village it once was. It has become an international tourist destination. There are dozens of wineries, distilleries and breweries in the immediate area and dozens more are being planned. The town triples in population most every weekend. That is the biggest factor in the changing neighborhood landscape. Re-zoning can help with that, certainly. The notion that limiting or eliminating STRs in the primary area where their demand is the highest is futile, at best, and likely to make the real, rapid-growth problems worse rather than better.

If the council wants to foster family-oriented neighborhoods and create affordable housing solutions, use some of the considerable STR and other business tax revenue collected in the form of property, occupancy and rendition taxes to help promote and even subsidize the construction of new housing developments outside of the main tourist business area. They're called suburbs in big cities and we're getting bigger, like it or not.

The other problems that have been associated with STRs are nuisance violations: late night noise, street parking, light pollution. While there are bad actors amongst the STR owners, these problems are not exclusive to STR properties. By all means, issue a citation to an STR owner who has guests that are not obeying the rules about noise. But the city better also treat owner-occupied residents with the same vigilance. Too many cars parked on the street? Issues for first responders getting to those in need? Put up no parking signs and issue tickets to STR guest vehicles as well as the local folks who leave their run down RVs, boats and family cars out on the street. Will the city be citing owner-occupied homes owners who have unshielded string lights all over their house or do they only care about light pollution when it is a short-term rental?

These nuisance issues are just that: Relatively small issues that can be fairly easily solved if taken out of the STR context. Invest in enforcing the current ordinances. I've heard countless people on both sides of this issue complain that the current rules are not being enforced. Why the council hasn't immediately rectified that and focused instead on a protracted debate on the merits of STRs is a staggering dereliction of your responsibilities to your constituents.

I have no confidence that the proposed changes the council is considering will address the issues being raised by the folks in this town on either side of the debate. In fact, if these changes are enacted, they will likely result in legal action, be just as unenforced as the current ordinances and invite STR owners to operate without permits. The only upside I see is the very likely and needed influx of new, solution-oriented city council members come election day.

Tim Heddlesten



**NOTICE OF PLANNING & ZONING & CITY COUNCIL PUBLIC HEARINGS:
AMENDMENTS TO THE CITY'S ZONING CODE REGARDING SHORT-TERM
RENTALS, DEVELOPMENT STANDARDS, PARKING REQUIREMENTS, LAND USE
CHARTS, DEFINITIONS, IMPERVIOUS COVER, AND OTHER REGULATIONS.**

Dear Property Owner:

According to Gillespie Appraisal District Tax Records, you are the owner of real property within 200' of the proposed changes, listed below. You are **not** required to attend the meeting, but if you care to attend, you will be given full opportunity to be heard. If you cannot attend the hearing, but wish to comment on the request, please detach the response form below and return it to the City of Fredericksburg, 126 W. Main St., Fredericksburg, TX 78624. All protests must be submitted in writing.

1st HEARING

DATE: **FEBRUARY 16, 2022**

TIME: **5:30 PM**

REQUEST

NUMBER: **Z-2120**

The City of Fredericksburg **Planning and Zoning Commission** will meet in a SPECIAL session on FEBRUARY 16, 2022, at 5:30 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

The decision of the PLANNING & ZONING COMMISSION is a recommendation only. Final approval must be by action of the **CITY COUNCIL**.

2nd HEARING

DATE: **MARCH 7, 2022**

TIME: **6:00 PM**

REQUEST

NUMBER: **Z-2120**

The City of Fredericksburg **City Council** will meet in a regular session on MARCH 7, at 6:00 PM. The meeting will be held at the Law Enforcement Center, 1601 East Main Street, Fredericksburg, TX 78624.

REQUESTS:

- 1) REQUEST #Z-2120 TO CONSIDER PROPOSED AMENDMENTS TO THE CITY'S ZONING CODE REGARDING SHORT-TERM RENTALS, DEVELOPMENT STANDARDS, PARKING REQUIREMENTS, LAND USE CHARTS, DEFINITIONS, IMPERVIOUS COVER, AND OTHER REGULATIONS. THE PROPOSED AMENDMENTS ARE FOR THE FOLLOWING SECTIONS OF THE CITY'S ZONING CODE:
 - SEC. 2.100. DEFINITIONS
 - SEC. 3.100. R1 SINGLE-FAMILY RESIDENTIAL
 - SEC. 3.110. R 2 MIXED RESIDENTIAL
 - SEC. 3.120. R3 MULTI-FAMILY RESIDENTIAL
 - SEC. 3.200. C1 NEIGHBORHOOD COMMERCIAL
 - SEC. 3.205. C 1.5 MEDIUM COMMERCIAL
 - SEC. 3.210. C 2 COMMERCIAL
 - SEC. 3.220. CBD CENTRAL BUSINESS DISTRICT
 - SEC. 3.500. HISTORIC OVERLAY
 - SEC. 3.510. (HSD) HISTORIC SHOPPING DISTRICT OVERLAY

- SEC. 3.800. MU1 MIXED USE INFILL
- SEC. 3.810. MU2 MIXED USE CORRIDOR
- SEC. 4.400. GENERAL DESCRIPTION OF RESIDENTIAL USE TYPES
- Sec. 5.400. CONDITIONAL USE PERMIT
- SEC. 5.401. ADDITIONAL REQUIREMENTS FOR BED AND BREAKFAST USES
- SEC. 5.460. REVIEW AND EVALUATION CRITERIA
- SEC. 6.110. CONTINUANCE OF A NONCONFORMING USE
- SEC. 7.320. SPECIAL FRONT YARD REGULATIONS
- SEC. 7.330. SPECIAL SIDE YARD REGULATIONS
- SEC. 7.340. SPECIAL REAR YARD REGULATIONS
- SEC. 7.710. MEASUREMENT
- SEC. 7.820. BASIC REGULATIONS VEHICLE PARKING LOADING UNLOADING
- SEC. 7.825. SPECIAL PROVISIONS APPLICABLE TO CENTRAL FREDERICKSBURG
- SEC. 7.860. DESIGN STANDARDS
- SEC. 7.940. SCREENING REQUIREMENTS AND STANDARDS
- SEC. 8.220. ACCESSORY USES RESIDENTIAL USE TYPES

This facility is wheelchair accessible and accessible parking space are available. Request for accommodations or interpretive service must be made 48 hours prior to the meetings. Please contact the City Secretary's Office at (830) 997-7521 for further information.

Agendas for both public hearings will be available at: <https://www.fbgtx.org/agendacenter>

APPLICANT: CITY OF FREDERICKSBURG

LOCATIONS: CITY WIDE

Protesting - I want to keep my property rights.

REQUEST NO. Z-2120

As an interested property owner, I **(PROTEST)** (APPROVE) the requested AMENDMENTS TO THE CITY'S ZONING CODE REGARDING SHORT-TERM RENTALS, DEVELOPMENT STANDARDS, PARKING REQUIREMENTS, LAND USE CHARTS, DEFINITIONS, IMPERVIOUS COVER, AND OTHER REGULATIONS represented by the above file number because:

Signed *Janell Itz*

Date *3/7/22*

Printed Name *Janell Itz*

Address *703 E. Main*

*Fredericksburg, TX
78624*



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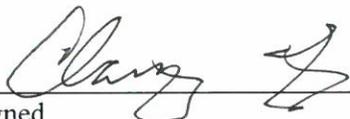
APPLICANT: CITY OF FREDERICKSBURG

LOCATIONS: CITY WIDE

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REQUEST NO. Z-2120

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Signed

3/7/22
Date

Clayton Itz
Printed Name

139 Lower Crabapple Rd.
Address
Fredericksburg TX
78624

Shelley Goodwin

From: David Turpin [REDACTED]
Sent: Monday, March 7, 2022 1:46 PM
To: Citizen Comments
Cc: Charlie Kiehne; Tom Musselman; Bobby Watson; Kathleen O'Neill; Jerry Luckenbach
Subject: Comments for CC Meeting

Leaders,

I thank you for taking on the role of leading our community. Apologies I cannot be at the meeting tonight.

As you deliberate how you will vote on this ordinance and whether to strengthen it further, please consider the following:

- Quality of life of longterm FBG residents must be paramount. Investing in our community, our residents, is the best investment FBG will ever make.
- At these meetings I've heard many testimonies from pro-STR folks about the economic ruin that this ordinance will usher in. I believe this line of argument is specious. Ceasing issuing more absentee-owned STR permits (even if just in R-1) will not harm ANYONE'S livelihood unless that person's livelihood depends on converting MORE residentially-zoned homes into mini-motels.
- The economic benefits of absentee-owned STRs are real but they must be considered in contrast to the economic benefit that a home occupied by actual residents - residents who shop here 365 days/year, not 100. The economic argument cuts both ways.
- Finally, if we believe we face a housing shortage, we must find legally-defensible ways to decrease total number of absentee STRs, over time. Of all the examples being employed across the world, the most gentle and reasonable way to accomplish this goal is simple: change of ownership does not entail automatic transfer of permit for R-1 zoned absentee-owned STRs. Waco implemented this change last year. In 2021 the City of Waco determined they had a housing supply issue and to address it ended absentee-owned STRs going forward. Only owner-occupied. Plus, the permit doesn't transfer with ownership change. Upon sale of property, an absentee-owned STR in a residential area reverts to being an actual home. Waco's population 140,000. Waco's # of STRs: 260. Our population: 12,000, and nearly 1,000 STRs. We have a housing crisis. Good people that our community needs cannot find housing and good people who have called this community 'home' for years are bereft to see their neighborhoods hollowed out by mini-hotels. It's time for us to change course.

Ultimately, if we are not ready to follow the example of Waco, the next best step is to pass the ordinance and to do so expediently.

Thank you for your service to our community.

Shelley Goodwin

From: Robert Deming [REDACTED]
Sent: Monday, March 7, 2022 1:52 PM
To: CitizenComments@fbgts.org; Citizen Comments
Subject: Trails

The interest in and use of trails is up exponentially in the last three years. Fredericksburg has three nicely developed trails - Fort Martin Scott, Cross Mountain, and Lady Bird Park. I would like to see continued development of trails in our City. The most obvious new trail would be an extension of the trail along Barons Creek near the Fort. There was some initial planning for this several years ago, and I would like to see the City take that project back up.

All of these trails were built on City-owned property, but were **built and financed by volunteer groups**. Rotarians built the trail by the Fort, and the Friends of Lady Bird Nature Center built the Cross Mountain and Lady Bird trails. We lost our leader in trail building with the passing of Bill Lindemann, but let's keep moving forward on extending and adding new walking opportunities in town. I walk these trails regularly and find that most walkers are visitors. The attraction of wildly popular Enchanted Rock is almost entirely hiking. People will visit places for hiking opportunities; I know this because I do. The volunteer efforts and financing are still available for more trails. Let's get some more trails planned!

Thanks,

Robert Deming
City Resident
President of the Friends of Enchanted Rock
830-992-5676