



# City of Fredericksburg

## CITY COUNCIL WORKSHOP MEETING

Tuesday, July 12, 2021 ~ 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 COMMENTS

Comment Form #	Name	Address
1.	Michael Herman Rountree, Sr.	509 Sunset, Fredericksburg, Texas
2.	Jeanne Hawes	9204 Eddy Cove, Austin, Texas

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Citizen Comments](#)  
**Subject:** Online Form Submittal: City Council Comment Form  
**Date:** Sunday, July 11, 2021 7:49:39 PM

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## City Council Comment Form

Name:	Full Name Michael Herman Rountree, Sr.
Telephone:	713-446-3931
Email	blufnuf@gmail.com
Address1	509 Sunset
Address2	<i>Field not completed.</i>
City	Fredericksburg
State	Texas
Zip	78624

**COMMENTS:** Comments regarding STR noise decibel measurement in response to resident complaints: To qualify my comments let me state that on all three occasions described below I was awakened from my nightly sleep as the noise penetrated my double paned, closed windows in a modern house less than twenty-two years old. I am not a light sleeper, nor do I have any sleep disorders, and I am very reluctant to call for police when they are tasked with much more important issues. I live in a Planned Unit Development (PUD) in which the residential lots are arranged and sized the same as patio homes and R-1a zoned homes. Most of our lots are no wider than fifty feet, and are usually not separated by fencing. The lots with separating fences are crammed very close together. One of the troubling STR's (call it "A") is in our PUD and has mistakenly been issue a permit. The other STR (call it "B") abuts our property in an R-1 zone and is approximately fifty from our backyard fence. My neighbors and I have reported both for noise disturbance at least twelve times in the last year and a half.

My understanding, based on observing police measurement of noisy STR's adjacent to my property, is that the measurement must be taken fifty feet from the STR property line and must exceed 55Db as measured by the police Db meter in order to be in violation of our city code. Two of the observations involved "A" and one involved "B". All three occurred at some point after the

instigation of STR noise measurement approximately one year ago.

The two disturbances from "A" came from customers in a hot tub located twenty feet from my front bedroom. In order to be fifty feet from the tub the measurements were taken at the far edge of my property. This put the entire width of my house between the tub and the meter.

The disturbance from "B" came from customers in a hot tub located near the STR located approximately fifty from my back yard fence. The officer measuring the Db's stood adjacent to my front door approximately ninety feet from the source.

None of the measured Db levels exceeded 55. One did measure 54. No citations were issued. I do not know what the levels were when I was awakened, I can only testify that the noise was too loud for me to sleep through. I can attest that the current method of collecting evidence of excessive noise is totally ineffective.

I suggest that three things be considered when amending our STR ordinance.

- 1) Db meter readings be taken as close to the noise source as possible while remaining on the complainant's property.
- 2) The minimum level be lowered to 45 after legal sunset.
- 3) Residents next to STR's be allowed to enter evidence leading to citation. This evidence would be affidavits by at least one the residents and at least one other person attesting to the details associated with the collection of the evidence. These details could include the point from which the measurement was taken, the time and date of the measurement, the make and model of the meter and any certification records of calibration, and any other information the city deems necessary.

Please, consider this as coming from someone who loves this town and wishes to see it remain a place I would be proud to say I live in.

M.H. Rountree, Sr.

david & jeanne hawes

**Fredericksburg City Council Meeting 7/12/21 Written Comments**

We own 3 rental properties, which are currently long term rentals - providing a valuable resource to residents. But as property taxes rise, we plan to convert 2 of those properties into STR.

We agree in limits to number & density of STRs, but believe limits need to be fairly distributed among property owners. We do not believe we should be refused an STR permit due to a new moratorium, while others are running properties that contribute to the problems in town.

The city should allow the RIGHT type of STR & reduce/remove the WRONG type that are leading to main complaints of Noise, Parking, Hot Tubs, Fire Pits & Quiet hours.

These problems stem from overriding issue of DENSITY. If you address density, you reduce other problems and create a better environment for residents & guests. But this will take resolve!

We suggest the following changes to control density:

**Reduce the number of STR units allowed per lot.** R1 should be one unit. If a resident lives on site, then this would be in addition to their house. R2 should be reduced to 2-4 units, depending on the size of the property. The current square foot minimums are way too low.

**Enforce maximum guests allowed per guest room to 2.** With the majority of houses having 2-3 bedrooms, a total number of guests of 4-6 people is a lot more reasonable than having 10-12 people packed into a house with fold out sofas in living rooms or dens.

To address issues pertaining to noise, parking & use hot tubs/fire pits:

**Require off street parking spots for 1 car per bedroom.** Many guests meet up in town, coming from different places, as opposed to driving 4 people in each car from the same place.

**Ban hot tubs from STR in R1 locations** and R2, where lot size is too small to provide adequate space from neighbors.

**Ban fire pits within city limits.**

**Require additional trash can** to additional units and any unit over 3 bedrooms.

Rather than keeping people from creating new STR that fit the right set of criteria, the city should reduce the negative effects of the wrong type of STR that are currently operational.

Thank you for your time & consideration.

*David & Jeanne Hawes*