



CITY OF FREDERICKSBURG
DEVELOPMENT SERVICES
126 W. MAIN ST
FREDERICKSBURG, TX 78624

**NOTICE OF PLANNING & ZONING AND
CITY COUNCIL PUBLIC HEARINGS FOR
ZONING CASE #Z2318
AMENDMENTS TO THE CITY'S ZONING CODE
REGARDING SHORT-TERM RENTALS**

«Owner_Name»
«Address_co»
«Mailing_Address»
«City» «State» «Zip»

Dear Property Owner,

According to Gillespie Central Appraisal District, you are the owner of real property within the Fredericksburg city limits. This is a notification of proposed text amendments to sections of the City's Zoning Ordinance regarding Short-Term Rentals (STRs) that the Planning and Zoning Commission and the City Council will be considering at upcoming meetings.

PUBLIC HEARINGS ARE HELD AT THE LAW ENFORCEMENT CENTER AT 1601 E. MAIN STREET.

PUBLIC HEARING #1: PLANNING & ZONING COMMISSION (Recommendation Only)

Thursday, September 7, 2023, at 5:30 p.m.

PUBLIC HEARING #2: CITY COUNCIL

Tuesday, October 3, 2023, at 9:00 a.m.

The proposed amendments will repeal the existing STR ordinance and shift the majority of STR regulations to Chapter 20 of the Fredericksburg Municipal Code. The full text of the proposed amendments and a summary of proposed changes will be available in the agenda packet at <https://fredericksburgtx.portal.civicclerk.com/> at least 3 days before the public hearing and on the City's STR webpage <https://www.fbgtx.org/845/Short-Term-Rentals> on August 15, 2023. Please note that the proposed amendments have been updated since the most recent Joint Session of the City Council and the Planning & Zoning Commission held on June 19, 2023.

Highlights from the amendments include provisions relating to the following functions:

- To clarify and update the regulations to be applied to STRs;
- To create a specific enforcement structure for repeated major STR permit violations;
- To create new appeals procedures related to STR permits to ensure due process of law;
- To clarify procedures for transferring and renewing permits, particularly by allowing greater flexibility with respect to permit transfers; and
- To establish that certain types of STRs may continue operations as legal nonconforming uses.

You are not required to attend the meeting(s), but if you attend, you will be given a full opportunity to be heard. If you cannot attend the hearing but wish to comment, please detach the response form below and return it to the City of Fredericksburg. Alternatively, you may submit comments by e-mail to ahudson@fbqtx.org with the subject RE: STR Amendments. All protests must be submitted in writing.

THE CITY DOES NOT ANTICIPATE THAT THE AMENDMENTS TO BE CONSIDERED WILL REQUIRE THE DISCONTINUANCE OF NONCONFORMING STR USES. *HOWEVER, PURSUANT TO RECENT STATE LEGISLATION, S.B. 929, EFFECTIVE JUNE 1, 2023, THE FOLLOWING NOTICE IS NOW REQUIRED TO BE PROVIDED* BECAUSE CERTAIN PORTIONS OF THE AMENDMENTS TO BE CONSIDERED INCLUDE MODIFICATIONS TO THE CITY’S ZONING ORDINANCE: IF YOU CURRENTLY OWN AND/OR OPERATE A SHORT-TERM RENTAL, THE CITY OF FREDERICKSBURG IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.



Return Comment Card To: City of Fredericksburg c/o Zoning – 126 W Main St. Fredericksburg, TX 78624

I, _____, AM THE OWNER OF PROPERTY LOCATED AT _____
AND I (SUPPORT / PROTEST) (circle one) THE PROPOSED CHANGES TO THE ZONING ORDINANCE. (Z2318)

Comments: _____

