



City of Fredericksburg

PLANNING AND ZONING SPECIAL MEETING WEDNESDAY, MARCH 2, 2022 ~ 5:30 P.M.

Janice Menking, Chair
Jim Jarreau, Commissioner
Daryl Whitworth, Commissioner
Jeff Lawrence, Commissioner
Cindy Scroggins, Commissioner

Emily Kirchner, Commissioner
Polly Rickert, Commissioner
Tim Dooley, Vice Chair
Steve Thomas, Commissioner

WRITTEN COMMENT

Comment Form #	Name	Address
1	Mary Gallagher	102 W. Cherry Street
2	Todd Plunk	
3	Stephen Montgomery	421 W. Main
4	Craig Lefever	610 Persimmon Ct
5	Walter Pletz	307 Tanglewood Dr
6	Tara Guthrie	
7	H Leonard Bentch, Md	205 N Bowie
8	Beverly and David Naumann	207 W Driftwood Dr.
9	Eric Schmalbach	
10	Natalia and Lance Branch, Stephan Selinidis and Courtney Selinidis	
11	Randee Hainline	

12	Charles Wayne Modrabe	
13	Susan Fritz	
14	Kennis Ketchum	116 W. Creek St.
15	Vicki Buck	
16	Gary Wilson	

From: [MG888](#)
To: [Citizen Comments](#)
Subject: Comments for 2 March P&Z Commission Meeting & 7 March City Council Meeting
Date: Tuesday, March 1, 2022 9:02:08 PM

Happy Texas Independence Day!

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.

Adding more STRs 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, 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 Commission 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, crushing the spirit of both the visitors and 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

From: [Todd Plunk](#)
To: [Shelby Collier](#)
Cc: [Anna Hudson](#); [Jason Lutz](#)
Subject: Citizen Comments Re: City of Fredericksburg Upcoming Meetings to discuss Short Term Rentals
Date: Monday, February 28, 2022 9:27:03 PM

Good Evening Shelby,

Thank you for receiving my comments.

I am writing to express my opposition to these changes to the STR codes. While I strongly oppose all of these proposed changes, I want to call attention to two specific ones below:

1) On page 22, language has been added to not consider all types of STRs to be considered when reviewing new STR Permits. First a CUP should not be required at all, but if the city insists on moving forward this this process, ALL STRs should be included in this calculation to allow for additional STRs. STRs should not be prohibited, and these additional restrictions are aimed at doing just that.

Allows STR (Unoccupied) with a CUP if 2 or more property lines are adjacent to a lawfully permitted "STR Unoccupied" or If 50% or more of the properties on one side of a street, between intersecting streets, are lawfully permitted "STRs Unoccupied" (STR B&B and STR Accessory are not included in this calculation).

2) On page 9, the section on Impervious Cover includes "decomposed or crushed granite gravel". This should not be considered impervious cover as water infiltration is still very much allowed with this type of cover. I wish this cover would indeed prevent water and grass to grow, however I can fully attest to the fact that it does not.

*Impervious cover is any type of surface that prevents the infiltration of water into the ground. Surfaces such as stone, rooftops, patios, driveways, sidewalks, roadways, parking lots, and **decomposed or crushed granite gravel** shall be counted as impervious cover when utilized for parking areas and paths from ADA parking spaces to the entrance of buildings or structures. Uncovered wooden decks count as 50% impervious cover. Impervious cover does not include sidewalks or paving in the public right-of-way, water features such as ponds, fountains, pools, and water detention basins.*

I truly hope we can move beyond these proposed burdensome restrictions and limitations and allow for the current code to be properly enforced and studied before such drastic measures are enforced that will take years of litigation to inevitably undo. It's time we as a community move on to more important matters.

Thank you,
Todd Plunk

512.517.9855

From: Shelby Collier <scollier@fbgtx.org>
Date: Friday, February 25, 2022 at 10:42 AM
To: Jason Lutz <jlutz@fbgtx.org>
Cc: Anna Hudson <ahudson@fbgtx.org>
Subject: City of Fredericksburg Upcoming Meetings to discuss Short Term Rentals

Good morning,

Please allow this email to serve as a reminder that the City of Fredericksburg's Planning and Zoning Commission will meet in Special session on Wednesday March 2, 2022, at the Law Enforcement Center starting at 5:30 PM to recommend proposed changes to the City's regulations regarding short-term rentals.

City Council will receive the recommendation on Monday, March 7, 2022, at the Law Enforcement Center starting at 6:00 PM

Please see the following link to access Draft #5 of the proposed STR Ordinance Amendment.

<https://www.fbgtx.org/DocumentCenter/View/4669/5th-version-of-STR-Draft-Amendments>

Have a blessed day!



"We're leading with integrity while providing the best customer services to our community."

Shelby Collier/ Associate Planner/ City of Fredericksburg
O. 830-990-2013/ scollier@fbgtx.org

LOCATION: 419 WEST MAIN STREET

(See attached map)

REQUEST NO. Z-2205

As an interested property owner, I (Protest) (Approve) the requested zoning amendment represented by the above file Number because:

<u>Stephen E. Montgomery Jr</u>	<u>2-26-22</u>
Signed	Date
<u>Stephen E. Montgomery</u>	<u>421 W. Main</u>
Printed Name	Address

* I support the use of this property as a residence since my property has always been a single family residence.

This issue is both simple but not easy! It is "simple" because residential does not equate with commercial and running a "mini motel" is a commercial enterprise. I understand there is a state court decision stating STRs are a residential permitted use; has it been challenged? I can't believe any sound minded person would make such a decision! Addressing this issue is not easy because the "horse is out of the barn". It will take courage to back track!

Sometimes compromise is good but this time I think we need a straight forward-no nonsense decision that supports the residents of FBG, not the monetary investors!

The biggest aspect of this issue is the stability of our neighborhoods. I live on a street where people visit with one another, help each other, take care of one another; in short, we are neighbors. We can hear children playing and being safe on our cul-de-sac. When STRs take over, as we sell out for the almighty dollar, we lose our neighborhood and thus the heart and soul of our community. This is as big an issue as will be addressed in our town in the foreseeable future.

The council needs to step up and make revisions to protect us from STR's. It will take courage, but the residents are counting on you!

Craig Lefevre
Craig Lefevre
6109 Persimmon CT
Fredericksburg, TX

From: Shelley Goodwin
To: Shelley Goodwin
Subject: Fwd: Zoning-B & B
Date: Monday, February 14, 2022 12:22:23 PM

Mayor and Council,
Please see comment below.
Shelley

Sent from my iPhone

Begin forwarded message:

From: Walter Pletz <[REDACTED]>
Date: February 14, 2022 at 12:13:49 PM CST
To: Citizen Comments <CitizenComments@fbgtx.org>
Subject: Zoning-B & B

We retired and moved here about 10 years ago and have been disappointed at the lack of leadership to keep B & B's out of our neighborhoods. The home next to us was falling apart and someone bought it remodeled from top to bottom and is now asking \$795,000 for a 2 bedroom 1500 Sq. Ft. house-How would any of you like to have a B & B next door. Supposed to look forward to loving thy neighbor and having neighbors all around you-your actions will certainly impact the feeling that you have neighbors in front, in back and on both sides. Time to stop the nonsense and quit letting the Realestate industry dictate what our neighborhoods are supposed to be-perhaps it is time to just limit them-no more-- and let the hotel industry come in and buy properly zoned land and build hotels-let the pricing for the B & B's settle out against their own competition and not by destroying the concept of neighborhoods. Anyone on the city council who is tied to the real estate industry is most likely voting in their own self interests and not what is in the best interests of our community. The stand alone B & B's aren't "neighbors"-in the truest sense of the word.

--

Walter Pletz
307 Tanglewood Drive
Fredericksburg, Texas 78624
Cell 214 587 2205

Shelby Collier

From: Shelley Goodwin
Sent: Wednesday, February 16, 2022 1:49 PM
To: Shelby Collier; Jason Lutz
Subject: FW: Comments for Today's Planning & Zoning Commission Meeting

From: Tara Guthrie <tara@chasesplacefbg.com>
Sent: Wednesday, February 16, 2022 1:31 PM
To: Citizen Comments <CitizenComments@fbgtx.org>
Subject: Comments for Today's Planning & Zoning Commission Meeting

I am writing to you as a constituent and small business owner living in Fredericksburg to submit my comments for today's meeting.

I have three considerations for you, and a set of 'asks' from Fredericksburg Neighborhood Coalition.

First and foremost, I'm **directly impacted by the protections proposed for R1 neighborhoods in the subdivision where I live.**

This neighborhood is the place I chose to put down roots and raise my child - and ultimately gave me the opportunity to escape the grind of city life in Austin. I want Fredericksburg to be my long-term home.

Second, I understand the difficult balance we need to maintain with our tourism industry. I feel workers are outnumbered, out-bid, and out-priced in this market which has a significant ripple effect.

My family runs a business that is frequented both by locals and tourists alike. We're not unlike other family-owned and run small businesses here. We know that both are vital to our success. However, non-resident tourists or investors simply cannot contribute to our community in the same way long-term residents do. I'm sure that resonates with you on some level. I hope you can appreciate that with a stable community of residents supporting one another - growing together - there are intangibles that you cannot quantify.

It paints an inaccurate picture of our town's vitality when simply using dollars as the measure.

Finally, I've heard the argument that there are too few available accommodations for tourists which is why we need so many STR properties. Given we have two brand new hotels, one with over 100 rooms, slated to open on our Main Street I feel the focus should be shifted to

protecting our neighborhoods over expanding available STR investment/accommodation inventory.

For these reasons, I am reaching out to you to express **my support for the initiatives of Fredericksburg Neighborhood Coalition:**

1. *A cap on the number of short-term rentals in residential neighborhoods. Currently, there are at least 927 STR units. We want 500 or less.*
2. *A process for removing STRs in neighborhoods that rent out the entire home and which have no owner onsite.*
3. *Quick action on this inclusion of these measures and a vote of them into law.
- Every STR that is permitted under the current, insufficient ordinance will be grandfathered, including 94 new permits currently under consideration.*

Please take into careful consideration those of us who live and work here - particularly residents affected - as you vote on these issues.

--

TARA GUTHRIE

Co-Owner/Operator

WSET II Wine & Spirits Certified

chasesplacecocktails.com

(830) 307-9020



H Leonard Bentch, MD
205 N. Bowie St.
Fredericksburg, Texas 78624

February 8, 2022

Ms. Shelley Goodwin, TRMC
126 W. Main St.
Fredericksburg, Texas 78624

Re: Request #Z2-2120

Dear Ms. Goodwin,

We are in receipt of "Notice of Planning & City Zoning & City Council" concerning public hearings pursuant to the aforementioned request.

We APPROVE of the request. The property rights of STR owners does not override my property right to the quiet enjoyment of my home. Further, the proliferation of STR's, especially by owners who are not local, decreases the total number of people who can vote in local elections. Fisd is proposing a bond election to provide funds for the improvement of the middle school. Because so many homes are not occupied by voting residents, a small faction of those against the bond could easily defeat something that is valuable in the long term to the city.

Unfortunately, from the notice itself, we have no way to know what the request is exactly about. Nowhere in the notice is there information as to how to gain access to the Request and its 26 Sections. We only know of the issue because of the Neighborhood Coalition.

Though the notice may fulfill the letter of the law, it does not fulfill the spirit of the law in providing a summary notwithstanding the absence of a URL to the actual Request. Further, if the city were truly interested in hearing from the property owners, the city could have included a rapid response postcard.

The issue of STR's is quite important. The city has an obligation to set forth the issues and proposed changes in a straightforward manner. Anything else gives the appearance of "hiding the ball".

Regards,


Leonard Bentch, MD

Feb. 12, 2022

Proposed amendments have some merit,
however:

1. Current rules and regulations are feebly enforced, i.e., lighting, noise, water, parking, trash.
2. Perhaps an overall limit on total number of STR's would be advisable to ensure adequate code enforcement as well as quality of life for nearby non-STR homeowners.

David Pinner
Beverly Naumann

207 W. Driewood Dr.
Fredericksburg, TX 78624

ph. 830 998-8947

Eric C. Schmalbach
4713 Woodbar Court
Midland, Texas 79707

February 25, 2022

City of Fredericksburg
126 West Main Street
Fredericksburg, Texas 78624

Re: Protest to The City of Fredericksburg Planning and Zoning Commission
Request Number Z-2120

To Whom It May Concern:

I am the owner of certain real property located at 309 Glenmoor Drive, Fredericksburg, Texas 78624. I am in receipt of a letter you sent entitled "Notice of Planning & Zoning City Council Public Hearings: Amendments to the City's Zoning Code Regarding Short-Term Rentals, Developments Standards, Parking Requirements, Land Use Charts, Definitions, Impervious Cover, and Other Regulations" (the "Letter"). The Letter pertains to Request Number Z-2120.

The purpose of this letter is to document my written protest to Request Number Z-2120. Specifically, I am opposed to further restrictions on the ability of an owner of real property to exercise his/her real property rights to rent such property. Although, I do understand the needs of the City to regulate noise, trash, parking to a certain extent. However, based upon the currently proposed changes as currently drafted, I do not agree with all of your proposed changes. Therefore, I do hereby protest the request. I have additionally attached the Letter and marked it to reflect the same.

Sincerely,



Eric Schmalbach

Enclosure

From: Natalia Branch
To: Shelby Collier
Cc: Courtney Selinidis; Stephan Selinidis; lancebranch
Subject: February 16 P&Z Meeting: Written Comments
Date: Wednesday, February 16, 2022 12:40:01 PM

Dear P&Z,

Thank you for an opportunity to share our comments with you!

We are Lance & Natalia Branch, and Stephan & Courtney Selinidis. As we shared with you back in May of 2021 when obtaining a Condominium CUP, we are building a small complex on Wellness Court that we will use with our family and friends and intend to rent out to professionals and visitors staying in Fredericksburg including short-term when we are not using it.

Our lot is in a C-1 zone, not adjacent to any Residential property. The complex will have several single-family homes with plenty of space, an outdoor gathering space, a gated entrance and a perimeter fence. As required by the CUP, we are building 1 parking spot per each bedroom.

This seems like a perfect model for short-term rentals in Fredericksburg, as it doesn't affect any neighborhoods, doesn't increase prices of residential homes, and provides ample parking.

However, under the current STR draft, we will struggle to realize our plans.

As currently written, the draft STR legislation states:

- All Commercial property (including those not adjacent to Residential property) will be restricted to a maximum of 12 total overnight occupants.
- The occupancy rules for the Commercial property are changed from the current 200 sq ft per person of living area, and
- The proposed STR Condominium and Facility require parking spaces to be provided at a ratio of 60% of the permitted occupancy.

Treating all Commercially zoned property the same as Residential unreasonably restricts the use of Commercially zoned property, which is available for a much broader range of uses by its nature. Putting unreasonable limits on Commercial property owners that don't affect Residential properties will cause undo harm to the ability of property owners to use their property for what is a true Commercial property. And thus will negatively impact property values. The essential purpose of this law is to limit STRs in neighborhoods and preserve the property values in Residential zones. There is a more narrowly tailored way to achieve this objective that does not diminish the value of Commercial property.

We ask that you consider:

1. Removing the 12 occupancy maximum for the Commercially zoned property - or at least Commercially zoned property not adjacent to

Residential.

2. Keeping the current City requirement of 200 sq ft per person of living area as is.
3. Allowing parking spaces to be provided at a ratio 1 space per bedroom for the STR Condominium and Facility with tandem parking allowed.

Thank you so much for your consideration!

KInd regards,

Lance Branch
Natalia Branch
Stephan Selinidis
Courtney Selinidis

From: Randee Hainline
To: Shelby Collier
Subject: STR workshop
Date: Thursday, February 10, 2022 1:14:34 PM
Attachments: image001.png
image002.png
image003.png

Hi Shelby,

I scoured the website for Planning & Zoning members emails and had no luck. Are you able to forward my note below to all the members of that team?

February 10, 2022

Your honorable Mayor, City Council and Planning & Zoning members,

I was unable to attend the workshop today sadly. I was able to watch via YouTube and was deeply troubled by some of the comments specifically related to zoning R1 & R2 and how that zoning relates to use.

The Supreme Court of Texas has ALREADY ruled on this. It states that short term rentals are NOT commercial properties. They are used in the same way as owner occupants do, to eat, sleep, pray & relax. *

- See Zaatari v. City of Austin
- Tarr v. Timberwood Park
- Boatner v. Reitz

It was also ruled that a city cannot take away vested property rights from owners who purchased under a set of existing regulations. This would require Grandfathering for current STR owners.

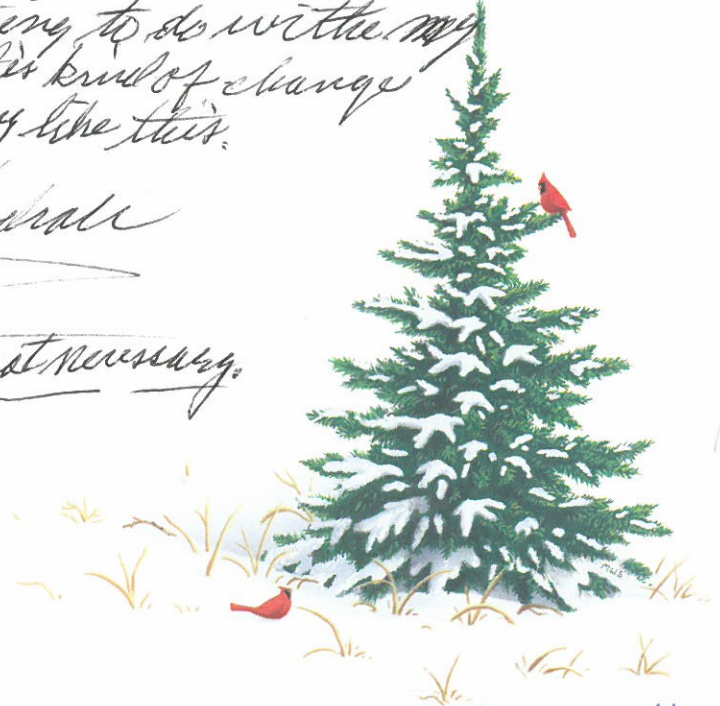
I understand the residents lamenting the loss of "neighborhoods". There ARE however many parts of Fredericksburg that specifically prohibit STRs and that is where the many families are living and kids are riding bikes! The closer you get to any downtown area in any city, the demographic changes. Tourists will always flock to areas that are walkable to downtown. Fredericksburg is a TOURIST town, like it or not. There are over 80 wineries and 50 permits pulled for new ones. You cannot put that toothpaste back in the tube. By the way, the vast majority of these guests are kind, respectful people, not the hoodlums some speakers try to portray. There may be a few bad apples, but we can testify based on personal experience

Dear Sirs

The planning and zoning Commission should have something better to do besides trying to rezone my property. This is my property you should have nothing to do with it. The wife and me worked a lot of years to pay for it. I am retired and you should not have nothing to do with my property. I can't afford this kind of change so please don't do something like this.

Charles Wayne Novace

What you're trying to do is not necessary.



Planning and Zoning Committee
Fredericksburg, TX 7624

To the esteemed Planning and Zoning Committee,

As we celebrate the 175th anniversary of the founding of Fredericksburg, let's look back at how our initial founding fathers had their own version of an STR when they built their Sunday Houses years ago. These homes were used by families to come to town for the weekend to socialize, visit and attend church. They would also make these homes available to other friends and families that might want to visit the area. Over time, these Sunday Houses became what we know today as Bed and Breakfast or Short-Term Rentals.

Fredericksburg has always had an allure for the traveler. As a resident of Fredericksburg for over 40 years, I remember as a child any time travel took us through Fredericksburg we would always plan a stop to visit the local bakeries, meat markets or time our visit to arrive during a meal time and enjoy the delicious German food at the local restaurants. Many events were annual affairs that would draw large crowds, the fair, horse racing, Night in Old Fredericksburg and as time marched on other events such as the Food & Wine Fest, October Fest and others began to draw big crowds also.

In 2019 I sold my business with plans of retirement in mind. To supplement my retirement, I decided to invest my sale funds and purchase an existing short term rental. After searching and looking at several homes I found an established short term rental at 513 W. College that I really liked. I knew the house was located in a PUD so I visited with David Milligan who was the STR manager at that time. He assured me there would not be an issue maintaining my STR status at this location.

Since June 2019 The Fritz Ritz has been in operation. I have faithfully contributed to the local hotel occupancy taxes, paid higher property taxes and employed a property manager who maintains the hot tub and property, along with cleaning services. I understand that people in the neighborhoods have concerns about the ingress and egress of the influx of strangers, but at our property we have signs posted as you come inside addressing specifically the noise ordinance along with other house rules. As STR owners we have been accused of running a business in our homes, in "Zaatar vs The City of Austin" as well as in "Tarr vs Timberwood", The Supreme Court of Texas has ruled that property owners have the right to rent their property for undetermined length of time and it is not considered a commercial business.

Altering permits that are in place are infringing on the property owner's rights. It threatens the livelihood of a lot of individuals that use STRs to help supplement their incomes. I feel changes in Zoning and increased strenuous Code Ordinances will be in direct conflict to what the founding fathers had in mind when they built the first Sunday Houses and so graciously opened their homes and shared with others. If breaking Code Ordinances needs to be addressed then fine the offending renters instead of the owners, as owners we are limited in ways to patrol our renters. Letting renters know they will be responsible for any fines levied is not a perfect fix but I feel it is a step in the right direction.

Thank you for taking the time to consider and evaluate the points I have outlined here. If I can answer any more questions please feel free to contact me at 830-992-9323.

Respectfully submitted,


Susan Fritz

City Council Members
Fredericksburg, TX 7624

To the esteemed City Council Members,

As we celebrate the 175th anniversary of the founding of Fredericksburg, let's look back at how our initial founding fathers had their own version of an STR when they built their Sunday Houses years ago. These homes were used by families to come to town for the weekend to socialize, visit and attend church. They would also make these homes available to other friends and families that might want to visit the area. Over time, these Sunday Houses became what we know today as Bed and Breakfast or Short-Term Rentals.

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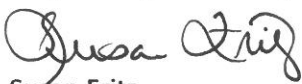
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Thank you for taking the time to consider and evaluate the points I have outlined here. If I can answer any more questions please feel free to contact me at 830-992-9323.

Respectfully submitted,


Susan Fritz

I protest the requested amendments to the City's zoning code regarding short-term rentals because they are reactive rather than being well thought-out.

The popularity of Fredericksburg, and hence the success of its many businesses, is its charm and welcoming nature. People don't come to town to stay at a Best Western for the most part- they come to stay in a cute cottage or house.

I do understand the desire to maintain the character of neighborhoods, and I believe that proper regulations could help greatly with that. But the broad, arbitrary and subjective nature of the proposed changes is a very bad idea. People will be hurt financially, there will almost certainly be lawsuits, and trying to untangle what is being done will be very difficult. You can't easily put Pandora back in the box once you've let her out.

I'm a lifelong Texan, I went to school in Austin and most of my family is still there. My little house in Fredericksburg enables me to see them and spend time with them, while providing me with some income. I take great care of that little house, and now I'm told that if I want to add a bathroom or get a new roof (pull a building permit), I may lose my STR permit? Really? And who will make that call?

Please put professionalism and good practices into what you are doing here. Hurting people just because you can is not the way to go.

Thank you for your consideration.

REQUEST NO. 2-2120

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: *please see attached*

Signed

Kennis Ketchum
Printed Name

Date

2/9/2022
FBG - 116 W. Creek St.

Home - 6423 Forest Creek Dr.

Address *Dallas, TX*

THIS IS LIFE LLC
708 W. MAIN AND 110 W. SCHUBERT

We would like to submit the following thoughts on the major changes you are considering.

Have you actually tried really enforcing the rules currently in place? If, not why not give that a try for year and actually monitor how many of the complaints are from STR's? Fine those people who are causing the problems. We feel those STR's that have violations should be punished not every one else.

We understood that a grandfather clause would be in your new ordinance, but now we are hearing that it may not be.

I understand that you need affordable housing, but feel that your efforts would be better served by working to provide new housing for the service people. If you do away with the STR's the local businesses will suffer also. I'll bet most local businesses will suffer loss of income if you try to regulate what owners can and cannot do with their property.

We keep hearing the out of town owners just spend the money they get with no benefit to the city. That is untrue, we help provide jobs for the people that do our property management, maintenance, our cleaning, our laundry, our heating and ac, our propane, and we pay utilities to the city.

We implore you to carefully consider the changes you are contemplating.

Sincerely,

Vicki Buck
This Is Life
210-620-4422

- 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.

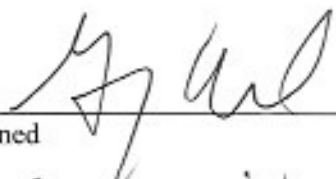
Agendas for both public hearings will be available at: <https://www.fbgtx.org/agendacenter>

APPLICANT: CITY OF FREDERICKSBURG

LOCATIONS: CITY WIDE

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

2/15/22
Date

Gary Wilson
Printed Name

303 W. College St
Address
78624

15 Feb 2022

RE: Code changes, Request No. Z-2120

To the Honorable Members of the Fredericksburg Planning and Zoning Committee and the Fredericksburg City Council:

My name is Gary Wilson and I along with my wife, LuAnn, own the home at 303 West College Street. We both approve the zoning changes listed in Z-2120, (see document attached). However, I would like to elaborate on the issue that has brought about the consideration of these code changes. That issue is finding an acceptable compromise between the conflicting market/business forces and neighborhoods/homeowners. This issue can be best illustrated by the recent sale of the properties located at 508/510 N. Orange Street. These two properties, both located in the Historic Overlay District, share boundary lines with my property on both the south and east sides which constitutes half of my property lines. Though I have yet to be made aware of any development designs on the N. Orange Street properties, it is my understanding that the owner's desire is to create a STR environment, adding to his existing STR investments. I do hope that approving any short-term rental, specifically a STR Facility, "would be prohibited in the Historic Overlay District." As both properties are adjacent to R-1 designation boundaries, this further adds prohibitions worth noting.

Beyond the code changes, which I hope are approved, my personal objection is based on the transitory nature of STRs. To presume that noise, lighting and other quality of living issues would not arise, and that code enforcement would easily address such issues is impractical. The city, now with over 1,000 STRs, easily exhibits this impracticality. Last Friday night, around 10pm, two houses north on Orange Street where one of many STRs exists in that R1 zoned area, blasted the neighborhood with loud engine revving and partying, all of which exceeded daylight DB levels. My neighbors and I are now noticing this kind of behavior every weekend somewhere from a STR in the neighborhood.

It is my understanding that the Planning and Zoning Department has been flooded with permit requests so as to get under the wire on the possible approval of these recent, and in my opinion, minimal at best, revised Z-2120 codes and regulations. I hope that the future of Fredericksburg is considered with the compromises made in favor of longer term, family-oriented property ownership. Some of the transient business, such as Short-Term Rental, Accessory; Short-Term Rental, B&B; and Short-Term Rental, Bedroom, are acceptable compromises because owner occupation is, for the most part, a logical stop gap to unacceptable behaviors.

Nevertheless, this then begs the larger questions that must be brought before the Committee and Council: What do we want the future Fredericksburg to be? What kind of growth is wanted? How much of Fredericksburg's identity is to be retained or sacrificed? Of course, you can't put the STR Pandora back in the box, but you can prevent Fredericksburg from becoming a city increasing with absentee and non- occupying property owners in an unrestricted market. What would the original German settlers, of whom my wife's great great grandfather, Louis Scheutze, was among, say to you about these issues?

Thank you for your consideration.

Sincerely,

Gary Wilson