



City of Fredericksburg

City Council Regular Meeting Agenda
Tuesday, October 17, 2023 ~ 9:00 AM
Law Enforcement Center
1601 E. Main Street
Fredericksburg, Texas 78624

Jeryl Hoover, Mayor
Tony Klein, Councilmember
Bobby Watson, Councilmember/Pro Tem

Randy Briley, Councilmember
Emily Kirchner, Councilmember
Clinton Bailey, City Manager

The City of Fredericksburg City Council will meet in a regular session on Tuesday, October 17, 2023, at 9:00 AM. Link to City of Fredericksburg YouTube Channel (Fredericksburg, Texas USA - YouTube <https://www.youtube.com/c/FredericksburgTexasUSA>).

The City Council welcomes citizen participation and comments at all City Council Meetings on Agenda Items.

Comment Card for Written or Verbal Comments-submitted by 4:00 p.m. the day before the meeting.

- i. Complete the Comment Card online at www.fbgtx.org;
- ii. Make sure to check the appropriate box (verbal or written);
- iii. Only one (1) agenda item per Comment Card.

Sign up in person between 8:30 a.m. and 9:00 a.m. at the meeting location.

- i. Only one (1) agenda item per Comment Card;
- ii. Speakers will be limited to 3 minutes to speak. **Please Note:** The Mayor can reduce the number of minutes for any speaker during Public Comment on a single agenda item depending on the number of people who sign up for it.
- iii. Any citizen with handouts should provide them to the City Secretary before speaking. If you wish the City Council to receive your handouts for the meeting, please provide ten (10) copies; if not, the City Council will receive your handouts the following day.

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made on the basis of the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for the Executive Session.

Attendance By Other Elected or Appointed Officials: It is anticipated that the Planning & Zoning Commission, Historic Review Board, Charter Review Committee, and Board of Adjustments members may attend the City Council Meeting at the date and time above in numbers that may constitute a quorum. Notice is hereby given that at the City Council Meeting at the date and time above, no Board or Commission action will be taken by such in attendance unless such item and action are specifically provided on a separate agenda posted subject to the Texas Open Meeting Act. This is not an agenda of an official meeting of the City Boards and Commissions, and minutes will not be taken.

1. CALL TO ORDER

2. INVOCATION

Tommy Russell, Pastor at Fredericksburg Church, will lead the Invocation.

3. PLEDGE OF ALLEGIANCE

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

5. COUNCIL COMMENTS

6. CONSENT

THE FOLLOWING ITEMS MAY BE ACTED UPON IN A SINGLE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THESE ITEMS WILL BE HELD UNLESS PULLED AT THE REQUEST OF A MEMBER OF THE CITY COUNCIL.

- A. Consider approval of the October 3, 2023, City Council Regular Meeting Minutes (Shelley Goodwin, City Secretary)

7. ORDINANCES, RESOLUTIONS AND PUBLIC HEARINGS

- A. Consider the proposed amendments to the Zoning Municipal Ordinances as part of the City of Fredericksburg Code of Ordinances regarding Short-Term Rentals (#Z-2318) (Anna Hudson, Director of Development Services)
 - i. Motion to take from the table (previously tabled on October 3, 2023)
 - ii. Presentation by Staff
 - iii. Discussion by City Council
 - iv. Consider the approval of Ordinance 2023-18, repealing Section 5.401, "Additional Requirements for Short-Term Rental Uses," of Appendix B, "Zoning Ordinance," of the Fredericksburg Municipal Code; amending Section 2.100, "Definitions," of Appendix B, "Zoning Ordinance," by revising definitions related to Short-Term Rentals; adding a new Article VII, "Short-Term Rentals," to Chapter 20, "Offenses And Miscellaneous Provisions," to provide for the regulation and permitting of Short-Term Rentals; creating a new Section 4.400, "General Regulations for Short-Term Rentals," in Appendix B, "Zoning Ordinance," to provide for zoning regulations related to Short-Term Rentals; amending Section 5.500, "Board of Adjustment," of Appendix B, "Zoning Ordinance," to authorize the Board of Adjustment to grant Special Exceptions related to Short-Term Rentals; amending miscellaneous provisions in Appendix B, "Zoning Ordinance," to ensure consistency with the amendments herein; providing this Ordinance shall be cumulative; providing a severability clause; providing a penalty for violation; providing a savings clause; providing for publication in the official newspaper; and providing an effective date
- B. Consider the approval of Ordinance 2023-19 amending the schedule for Outdoor Irrigation Under Stage 4 of the City's Water Conservation Measures; providing

for outdoor watering hours; and providing for an effective date (Kris Kneese, Director of Public Works/Utilities)

- C. Consider approval of Resolution 2023-16R supporting innovative One Water Strategies and directing staff to explore such strategies in public and private development projects (Councilmembers Kirchner and Watson)
- D. Consider a request by Amelia Zesch for a Conditional Use Permit to Operate a STR-Unoccupied in an R2 Zoned Area located in the Historic District on Property located at 407 West San Antonio Street (#Z-2320) (Anna Hudson, Director of Development Services)
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit request
- E. Consider a request by William Joseph for a Conditional Use Permit (CUP) per Section 3.110 to Operate a STR-Unoccupied in an R2 Zoned Area Located in the Historic Overlay District on Property Located at 411 East Creek Street (#Z-2317) (Anna Hudson, Director of Development Services)
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit request
- F. Consider a request by Theresa Guettler for a Conditional Use Permit to Operate a STR-Condominium in a C2 Commercial Zoned Area for Property located at 510 Mueller Street #33. (#Z-2308) (Anna Hudson, Director of Development Services)
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit request
- G. Consider a request by Mitchell Sharrock for a Conditional Use Permit (CUP) per Section 3.200 to Operate a Restaurant - Limited Use on Property Located at 811 North Llano Street (#Z-2319) (Anna Hudson, Director of Development Services)
 - i. Presentation by applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing to receive comments for or against the request
 - iv. Take action on the Conditional Use Permit request

8. OTHER ACTION ITEMS AND UPDATES

- A. Consider approving the CXT Concrete Building restroom and shower quote for LBJ Municipal Park for \$272,530 (Andrea Schmidt, Director of Parks and Recreation)

- B. Consider a request from Heritage Hill Country Subdivision Relating to the Maintenance of Roadways within the Development (Garret Bonn, Assistant City Manager)
- C. Discuss and provide direction on the Fredericksburg Food and Wine Fest event (Clinton Bailey, City Manager)

9. CITY MANAGER'S REPORT

- A. City Manager Monthly Update

10. ITEMS FOR FUTURE AGENDA

- A. Review the Future Agenda spreadsheet

11. ADJOURN

CERTIFICATION

This is to certify that I, Shelley Goodwin, posted this Agenda at 4:45 p.m. on October 13, 2023, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Shelley Goodwin, TRMC/CMC
City Secretary