



City of Fredericksburg

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

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. CEREMONIAL MATTERS/PROCLAMATIONS/EMPLOYEE RECOGNITION

5. COUNCIL COMMENTS

BW- 12-16-23 Santa Fly in
2 large hangers reconstruction
fuel sales are improving
Sam Sagabiel ty Jennifer Krupa

Randy

TY to Andrea and entire Parks Team 34,000 at Oktober Fest

TY to City Staff for walking him through TML (envy of neighbors)

EK

Town Hall last week and great things and ask
10-26-23 Pebs Church

6. CONSENT

BW and RB all ayes

- 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

TK BW to remove from the table all ayes.

Hoover inadvertently left off and then staff comments received today. Wants a clean draft before review and transparent process. Want the City Council be seen to taking high road. Have one more run and changes and no surprises Bring back in Nov 7.

Mick hold another public hearing and mail out.

Anna last meeting made some changes and then changes again yesterday. 46 total new, and grandfathered. PP (attached)

Parking

R2 and R1 can also be used as STR and long-term rental as long as they keep paying STR permit and 0 on HOT

Special Exceptions treat R1 and R2 stranded

Remove R2 facility and no abudding special exceptions and commercial

Make R2 like R1

Historic Overlay District

STR permits and 3

75% of qualifications could create a moratorium issue (illegal) B.3) 50%

fee schedule November 7th

Major and Minor events (3 minors = 1 major)

Violations process

Life and Safety issues (include set back minor A)

Notify when permits are coming due

SC 2 of the 7 or 8 expired and an option and will never go back on the permit if removed.

Tom R2 resident of Friendship Lane and is undeveloped. Is my property considered stranded.

Anna Today could apply but would close. with exception

Rachel keep simple for no miss interruption

Life safety issues (Memo)

Anna 20.226 page 15

Matt stated the Ordinance has been doing what it is design to do. FBG is a tourism town and and STR is just meeting a demand. We just need to know how to operate.

Mark Collins spoke regarding built condo STR in town and own 4 STR. When I looked at STR I did not choose R1. My R2 properties are together and affecting neighbors. Spoke regarding issues with an owner had with not renewing, should be fined and not stripped of his rights. Considered reviewing this issue. STR doesn't drive tourists to town.

SC reviewed the requirements of a CUP.

Mike Mahoney R2 is residential and you them in the future to tighten up but not loosen. STR facility is not a STR unoccupied is not use. Major or Minor there is no provision to go to City Council for review.

Jeffery Colp ty for addressing STR.

EK tabling to not taking action and consider approval at next meeting.

Mick wants to consider tabling today
TK CC gross changes are constant EK all ayes

- 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)

KK reviewed the Resolution and reason for the change.Effective in 30 days

RB still hand water and soaker hoses.

TK with 30 days some still do both, just

EK hand water morning and evening. reviewed the errors i to 1 and o to zero
am

KK 6-10 then amended.and do education

RB TK amend 6-10 morning

RB amend 6-10 am hand water 6-10 pm evening all ayes

- 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)

EK would love if we could read because full great ideas. Hope that Staff, residents, and development can work together. BW and GB will be in the second group of Hill Country Alliance. Cliff is present to answer questions.

CB great program

EK 2023-16R BW all ayes

- 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

Ameila and ---Zech reviewed the application and the request. Operated 2016 and stop in COVID and limited reservations. Let permit lapse by mistake.

RB any notice from City about lapse. Zech no

Anna stated P&Z recommended approval and Staff recommends approval. Will need an inspection

EK and TK at 9:20

BW and RB at 9:21

BW and RB all ayes

- 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

Bill Joseph reviewed the application and the request. The neighborhood has changed, he reviewed all the STR. A defensive application is maintained as a permanent home and rent when traveling.

Mayor plan for maintaining while in Netherlands.

Bill Joseph will use a management business. 3 bedrooms

Anna CUP in the historic district and in heavy STR use. 2 units and a

pavilion. occupancy 6 and facility would be 4 and meets all the requirements. P&Z approved with conditions

TK EK at 9:28

BW EK at 9:28

TK CUP permit BW and all ayes

- 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

No applicant 9:34

Anna reviewed the application and the property. No responses to the notifications. Issue with parking and staff recommended 6 rentals due to parking. P&Z denied.

RB HOA due allow

Mick stated HR can not enforce HOA

EK and BW 9:34

BW and Ek 9:35

BW deny request EK all ayes.

- 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

Item pulled

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)

Anna Schmidt reviewed the request and the need for the restroom. 45 years old. Have installed process

BW and EK all ayes

- B. Consider a request from Heritage Hill Country Subdivision Relating to the Maintenance of Roadways within the Development (Garret Bonn, Assistant City Manager)

GB reviewed the property request. Routine maintenance done by subdivision. PP

BW TK all ayes

Allen Johnson

C. Discuss and provide direction on the Fredericksburg Food and Wine Fest event (Clinton Bailey, City Manager)

CB postponing 2024 and direction about way to go. 1991 and 28th 33rd. 73 in County and 20 on the way. City event and successful and no idea that the sine industry would growth. Kick off planning process.

Councilmember Klein increased

KW 20,000 but not include Staff time

TK

BW organizer and all involved. Aspen F&W and developed over the years. It is time to look at event to include the industries we have and include and highlight industry we have. Brady from Grapevine which isti a huge asset.

EK time to review and Workshop, possible venue change and Wine and Food offerings and limit to local wineries.

RB support putting pause. Impact of Market Square, and consider a slow traffic month and unique to FBG.

BW suspend 2024 with a plan to revamp RB all ayes

9. CITY MANAGER'S REPORT

A. City Manager Monthly Update

Clinton Bailey, City Manager, provided the attached PowerPoint- Anna staff was reviewing, and then the advisory board

Kris waterline is wrapped up and just cleaned up and the new waterline is in service Brian September Warning and Citations are reflections of just patrol

RB lag time on Sales Tax

KW 2 months prior

Mayor email regarding truck traffic and their rudeness and impactions

Anna offered made and waiting

Brian 4 openings

10. ITEMS FOR FUTURE AGENDA

A. Review the Future Agenda spreadsheet

Clinton Bailey, City Manager, reviewed the Future Agenda Spreadsheet

Add STR

11. ADJOURN

EK and BW at 11:41 ALL AYES.