



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, March 19, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Clay Sears, Chair
Eric Hammersen, Vice Chair
Jennifer Eggleston, Member
Taylor Williams, Member

Mike Mahoney, Member
Jim McAfee, Alternate Member
Adam Luton, Alternate Member

The City of Fredericksburg Zoning Board of Adjustment will meet in a regular session on March 19, 2025, at 5:30PM. The meeting will be available within 24 hours to re-watch on the City's website: fredericksburgtx.portal.civicclerk.com.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on March 19, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. New City Hall at East Campus
2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624

You will be limited to 3 minutes to speak.

1. ROLL CALL

2. CALL TO ORDER

3. APPROVAL OF MINUTES

- A. January 22, 2025 Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request ZBA2025-02: By Charles & Beverly Tanner to Consider a Request to the Zoning Board of Adjustment for a Special Exception per Sec. 5.500 - Board of Adjustment Subsection 1 to Allow for an STR-Unoccupied Permit for Property Located at 209 South Elk Street.

- i. Presentation by the Applicant
- ii. Presentation by Staff
- iii. Hold a Public Hearing
- iv. Take Action on the Public Hearing

5. DISCUSSION ITEMS

- A. Director's Report

6. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on March 14, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG

ZONING BOARD OF ADJUSTMENT
January 22, 2025
5:00 P.M.

On the 22nd day of January 2025, the Zoning Board of Adjustment convened in regular session at the regular meeting place thereof with the following members present to constitute a quorum.

PRESENT: CLAY SEARS - Chairperson
ERIC HAMMERSEN – Vice Chairperson
TAYLOR WILLIAMS- Member
JIM MCAFEE - Alternate
ADAM LUTON - Alternate

ABSENT: MIKE MAHONEY- Member
JENNIFER EGGLESTON - Member

ALSO PRESENT: SHELBY COLLIER – Senior Planner
JAN MUSGROVE – Planner 1
TYLER BAETHGE – STR Specialist
MICK MCKAMIE – Legal Counsel– Virtual

The meeting was called to order at 5:30 P.M. by Clay Sears.

MINUTES:

Eric Hammersen made a motion to approve November 20, 2024, Regular Meeting Minutes. Seconded by Taylor Williams. All voted in favor and the motion carried.

CAPTION: Request #ZBA2025-01:

Request #ZBA2025-01: By Ellen Parks to Consider a Request to the Zoning Board of Adjustment for a Special Exception per Sec. 5.500 - Board of Adjustment Subsection A2 to Allow for an Increase in Occupancy for a Permitted STR for Property Located at 405 South Creek Street. The Current Occupancy is 3 and the Applicant is Requesting an Occupancy of 6.

Applicant: Ellen Parks, owner, and operator of 405 South Creek, gave a brief description of why she wanted to add the 2nd bedroom to her STR. Stating that her circumstances had

changed as she was taking care of her aging parents full-time and no longer living in the full time in the home and needed the extra income.

Presentation: Shelby Collier, Senior Planner

The applicant is requesting a Special Exception to increase the occupancy for property located at 405 South Creek. The current occupancy is 3 and the applicant is requesting an occupancy of 6.

Staff Recommendation:

In reviewing Sec. 5.500, items 1 - 8, Staff found that the request to increase the occupancy from 3 to 6, is in keeping with the surrounding neighborhood as it includes a mix of uses including Commercial uses such as a Veterinary clinic. The requested occupancy mirrors what the current occupancy calculations are and is in keeping with the average occupancy of the area. Staff recommends approval.

Discussion:

Taylor Williams wanted to know if the property would qualify for a STR under the 2024 Ordinance.

Shelby Collier responded, no.

Jim McAfee made a motion to approve the request to increase the occupancy from 3 to 6..

Eric Hammersen seconded the motion.

The board voted as follows on the motion:

Clay Sears – Aye

Eric Hammersen – Aye

Jim McAfee - Aye

Taylor Williams – Aye

Adam Luton - Aye

The motion passed unanimously.

Director's Report

Shelby Collier informed the board that Anna Hudson was no longer with the City Of Fredericksburg.

ADJOURN

With nothing further to come before the Board, Eric Hammersen moved to adjourn the meeting and Jim McAfee seconded the motion. All voted in favor and the meeting was adjourned at 5:50 P.M.

PASSED AND APPROVED this the 19^h day of March 2025.

JAN MUSGROVE, PLANNER 1

CLAY SEARS. CHAIRPERSON



ZONING BOARD OF ADJUSTMENT AGENDA MEMO

DEPARTMENT: Development Services

TO: Zoning Board of Adjustment

FROM:

MEETING DATE: March 19, 2025

CATEGORY: PUBLIC HEARING

CAPTION: Request ZBA2025-02: By Charles & Beverly Tanner to Consider a Request to the Zoning Board of Adjustment for a Special Exception per Sec. 5.500 - Board of Adjustment Subsection 1 to Allow for an STR-Unoccupied Permit for Property Located at 209 South Elk Street.

- i. Presentation by the Applicant
 - ii. Presentation by Staff
 - iii. Hold a Public Hearing
 - iv. Take Action on the Public Hearing
-

PRESENTATION:

SUMMARY:

The applicant is requesting a Special Exception to obtain an STR-Unoccupied permit for property located at 209 South Elk Street.

The current property had an STR permit that expired 8/15/2023 with a grace period of 90 days after expiration, resulting in a loss of permit on 11/15/2023. They have actively been renting through VRBO and remitting HOT payments.

At the time, this property was managed by Marnie Pate with Fredericksburg Escapes and is now being managed by Fredericksburg Stays.

FINDINGS:

The subject property is 7,500 sq ft lot consisting of a 1,300 sq ft, 2-bedroom building.

Application Number: ZBA2025-02

Address: 209 S Elk

Size of Lot: 7,500 sq ft

Size of House: 1,300 sq ft

Bedrooms: 2

Parking Spaces: 2

Zoning: R2, Mixed Residential

Response to Public Hearing: It is required that a notice of the Public Hearing be sent to property owners who own property within 200 ft of the subject property, notifying them of the Special Hearing and inviting them to provide feedback. As of Friday, March 14, 2025, no comments from owners within 200 ft have been received.

When reviewing properties within 200 ft, Staff identified that 10 properties were operating as STR's with a total of 13 units with an average occupancy of 6 and these properties have been identified on the accompanying 200 ft map. The details of those properties are as follows:

207 S Elk (2-bedroom unit) is abutting the property to the West and consists of a 5,815 sq. ft lot with an occupancy of 6.

206 S Elk (1-bedroom ADU unit) consists of a 15,681 sq. ft lot with an occupancy of 2.

204 S Elk (1-bedroom unit) consists of a 10,890 sq. ft lot with an occupancy of 2.

501 E San Antonio (2 units). **It is important to note that this is a two-unit facility.** One unit is 3 bedrooms with an occupancy of 6 and the other unit is 2 bedrooms with an occupancy of 4. The lot size is 9,766 sq. ft.

507 E San Antonio (4-bedroom unit) consists of a 9,766 sq. ft lot with an occupancy of 10.

515 E San Antonio (3 units) **It is important to note that this is a three-unit facility.** One unit is 4 bedrooms with an occupancy of 8, 2 bedrooms with an occupancy of 4. and 1 bedroom occupancy of 2. The lot size is 19,689 sq. ft.

508 E Creek (1-bedroom ADU unit) consists of a 12,022 sq. ft lot with an occupancy of 2.

505 E Creek (3-bedroom unit) consists of a 8,189 sq. ft lot with an occupancy of 10.

501 E Creek (3-bedroom unit) consists of a 7,120 sq. ft lot with an occupancy of 8

Sec. 5.500 - Board of Adjustment

in hearing an application for a Special Exception for Short-Term Rental operations, the Board may consider factors such as the following: Staff's response of the considering factors are in **RED**.

1. Whether such operations is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

The subject property has a lot size of 7,500 sq ft, which is more than the minimum lot size for this zoning district and is in keeping with the overall development of STRs and Single-Family Residences.

2. Whether operations as a Short-Term Rental in the property's zoning district is compatible with the quality of the surrounding area;

Of the 20 properties within 200 ft, 10 are operating as STRs with 10 operating as single-family residences or second homes.

3. Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;

The property provides off-street parking with a drive way that is 22 ft wide and 50 ft long with a parking space requiring 9.5 wide X 18 long. The property can comfortably accommodate 2 off-street parking spaces with the opportunity for 2 more.

4. Which type of Short-Term Rental, as defined in Section 20-220, the applicant seeks to operate;

The applicant is requesting an STR-Unoccupied permit for the 2-bedroom unit with an occupancy of 6. It is important to note that the property previously had a STR-Nonconforming permit that was lost due to failure to renew on November 15, 2023.

5. For a Short-Term Rental existing prior to the effective date of Chapter 20, Article VII of the code, the duration of that Short-Term Rental's operations and the number and type of complaints and/or citations related to that Short-Term Rental;

The property first obtained an STR permit under the 2018 STR Ordinance, with the first record of application occurring on 8/15/2021 and had been in operation until the permit expired on 08/15/23 with a permit loss occurring on 11/15/2023 (90 day grace allowed by Ordinance No. 2023-18)

Staff found no record of violations for the property, however, Code Enforcement did identify that the property has been actively renting according to their VRBO listing.

[Sleeps 6, Two blocks from Main Street in Fredericksburg! - Fredericksburg | Vrbo](#)

6. Whether operation with the terms of the Special Exception will adversely impact the residential quality of the surrounding neighborhood;

Staff finds that 50% of the surrounding properties are operating as a STR with an average occupancy of 6. The subject property is 4 lots south of a Hotel (Sunday House Inn) and 1-Block South of additional Commercial activity such as Six-Twists and Ocotillo Wine Bar. This neighborhood is a true mix of Residences, STR's and Commercial uses.

7. Whether any properties located within a 200-foot radius of the property are operating with public or private primary or secondary educational facility uses; and

No properties within 200 ft are operating as an education facility.

8. Specific property characteristics of the Short-Term Rental, like lot size or large square footage of the structure.

The neighborhood consists of a wide variety of lot and residence sizes with the subject property itself placed on a corner lot with a lot size of 7,500 sq ft and the residence is 1,300 sq ft.

STAFF RECOMMENDATION:

In reviewing Sec. 5.500, Items 1 - 8, Staff found that the request to operate an STR-Unoccupied could be considered appropriate for this neighborhood given the truly mixed uses including 50% STRS, Commercial businesses and residences. However, Staff found evidence that the property is illegally operating as an STR as 22 reviews were posted on an active VRBO listing from October 23, 2023 to February 11, 2025. All reviews confirmed a stay and experience with a property manager.

The identification of reviews and an active listing, lead Staff to believe that while citations have not been issued for the property, it is clearly in violation of Ordinance No. 2023-18 (2024 STR Ordinance) which requires an STR Permit to operate. This is not in keeping with Item 5 of the review criteria.

Staff recommends denial.

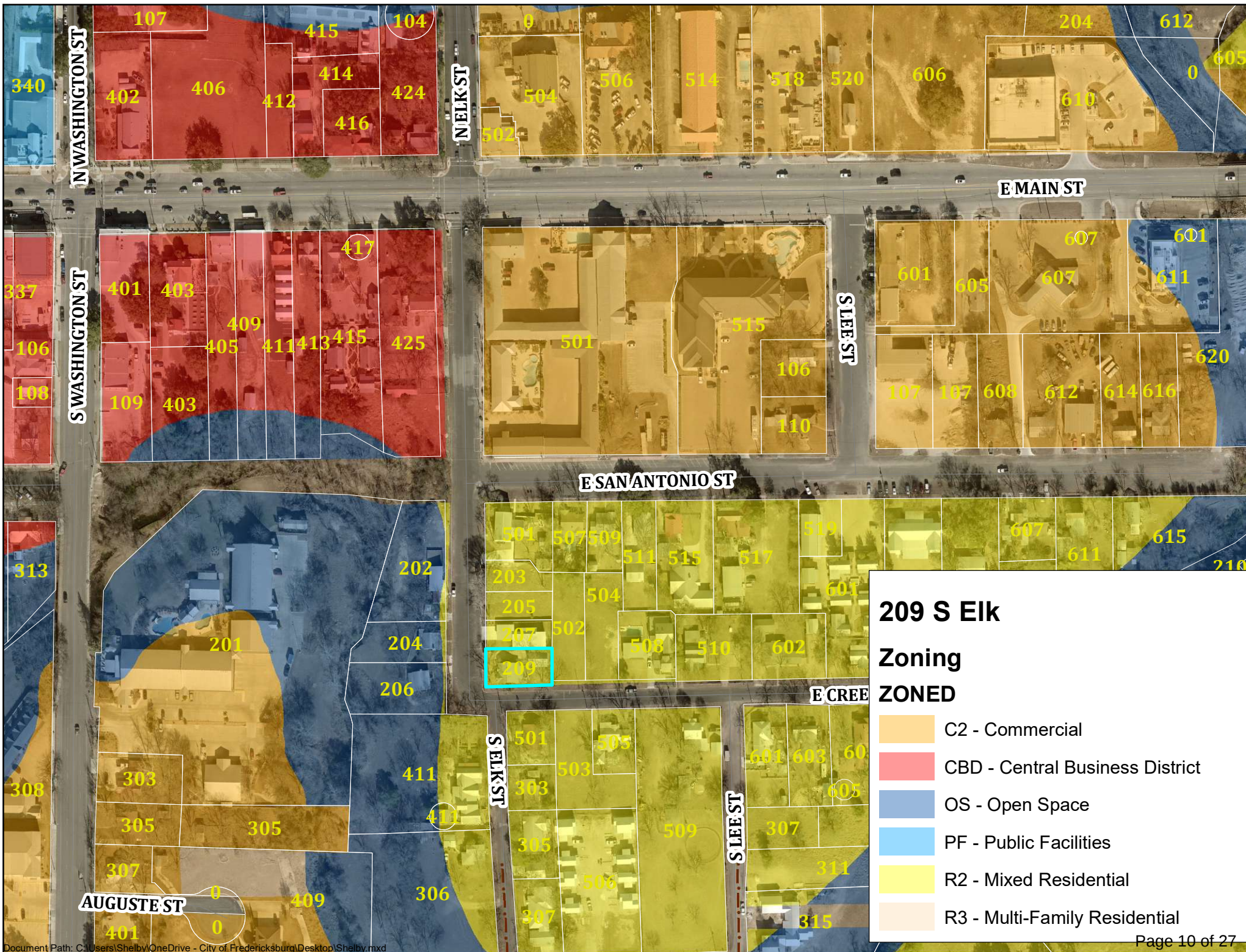
ATTACHMENTS:

1. ZBA2025-02 Location_Zoning Map
2. ZBA2025-02 Special Exception Application
3. 209 S Elk_Photos
4. Floor Plan - 209 S. Elk
5. Site Plan - 209 S. Elk
6. Code Enforcement Email
7. 209 S Elk_VRBO Reviews
8. 209 S Elk Public Hearing Map
9. ZBA2025-02 Mailing Labels
10. 2Q23 HOT
11. 3Q23 HOT
12. 4Q23 HOT
13. 1Q24 HOT
14. 2Q24 HOT
15. 4Q24 HOT

APPROVAL/REVIEW:

Shelby Collier, Senior Planner

Date: March 10, 2025





SPECIAL EXCEPTION APPLICATION TO BOARD OF ADJUSTMENT

City of Fredericksburg - Development Services Department 126 W.
Main St., Fredericksburg, TX 78624 – (830)997-7521

1. Applicant: Charles & Beverly Tanner
2. Property Owner (if different from Applicant): _____
3. Applicant Phone: (281) 723-7300 Applicant Email: storza.lot@sbcglobal.net
4. Description of Subject Property:
Address: 209 S. Elk
Legal Description: FBG ADDN BLK 61 Lot 592 BR
Zoning Classification: R 2

5. Application is made to the Board of Adjustment that a special exception be granted pursuant to the following section of the Zoning Ordinance:

Section: 5.500 – Board of Adjustment Subsection (circle one): (a)(1) (a)(2) (a)(3)

Details of Requested Special Exception: Previous Property Manager did not renew STR as they should have & did, all previous years. I'm trying to remedy this

6. INFORMATION TO BE SUBMITTED BY THE APPLICANT:

A. Complete short-term rental application as required by Section 20-221 of the Fredericksburg Municipal Code (excluding application fee; if a special exception is granted, the short-term rental owner and/or operator must promptly pay the short-term rental application fee required by the City Fee Schedule). Applications are available at the City's website: <https://www.fbgtx.org/845/Short-Term-Rentals>.

B. Fee(s) required by the City Fee Schedule.

C. In accordance with the Fredericksburg Zoning Ordinance, the Board of Adjustment may consider the following factors in hearing an application for a

short-term rental special exception. The applicant may, but is not required to, address any of these factors, or provide any additional information in support of the request, by attaching a written response and/or exhibits to this form.

- i. Whether such operation is likely to disrupt adjacent owners' right to the quiet enjoyment of their property (for example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);
- ii. Whether operation as a short-term rental in the property's zoning district is compatible with the quality of the surrounding area;
- iii. Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking;
- iv. Which type of short-term rental, as defined in section 20-220, the applicant seeks to operate;
- v. For a short-term rental existing prior to the effective date of chapter 20, article VII of the code, the duration of that short-term rental's operations and the number and type of complaints and/or citations related to that short-term rental;
- vi. Whether operation with the terms of the special exception will adversely impact the residential quality of the surrounding neighborhood;
- vii. Whether any properties located within a two hundred (200) foot radius of the property are operating with public or private primary or secondary educational facility uses; and
- viii. Specific property characteristics of the short-term rental like lot size or large square footage of the structure.

7. ACKNOWLEDGEMENT: I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Zoning Board of Adjustment. I further understand that a concurring vote of 75 percent of the members of the board is necessary in order to obtain a special exception.

Chris Fanner
Applicant
1/28/25
Date

Property Owner (if different from Applicant)

Date

STAFF USE ONLY

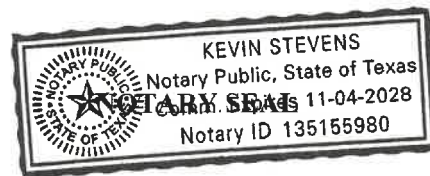
Application No: 21BA2025-02

Date: 01/28/25 Payment Type: CN #2353
\$650.00



City of Fredericksburg, Texas
STR Local Contact Person
Affidavit of Principal Residency

Sworn Statement – Notary Required		
Applicant Information		
Applicant Name: <u>Charles Tanner</u>		Co-Applicant Name (if applicable): <u>Beverly</u>
Mailing Address: <u>938 Parthenon Pl.</u>		
City: <u>New Caney</u>	State: <u>Texas</u> <u>TX</u>	Zip code: <u>77357</u>
Statement of Facts		
By completing this Affidavit, I/we hereby affirm that my/our principal residence was or is located at: <u>938 Parthenon Pl.</u> for the date range of <u>1977</u> to <u>2028</u> , as evidenced by: (check one or more items below)		
Utility bill or residential service bill		☐
Driver's License or Texas ID card <u>TDL 06340806</u>		☒
Residential rental or lease agreement		☐
Other document (income tax return, voter registration card, renter's or auto insurance policy, or other acceptable document approved by the City Council)		☐
Signatures (Notarization required)		
Under penalties of perjury, I/we certify that the information presented in this Affidavit is true and accurate to the best of my/our knowledge and belief.		
Applicant Signature: <u>Charles Tanner</u>		Co-Applicant Signature (if applicable): <u>Beverly K. Tanner</u>
Before me personally appeared the person(s), whose signature(s) appears above, who by being sworn, upon oath say that the statements set forth hereinabove are true and correct. Subscribed and sworn before me this <u>29th</u> day of <u>January</u> , 20 <u>26</u> .		
<u>Kevin Stevens</u> Signature of Notary		
<u>Kevin Stevens</u> Notary Public State of Texas – Printed Name		
<u>11-04-2028</u> Date Notary's Commission Expires		



209 S Elk - Photos

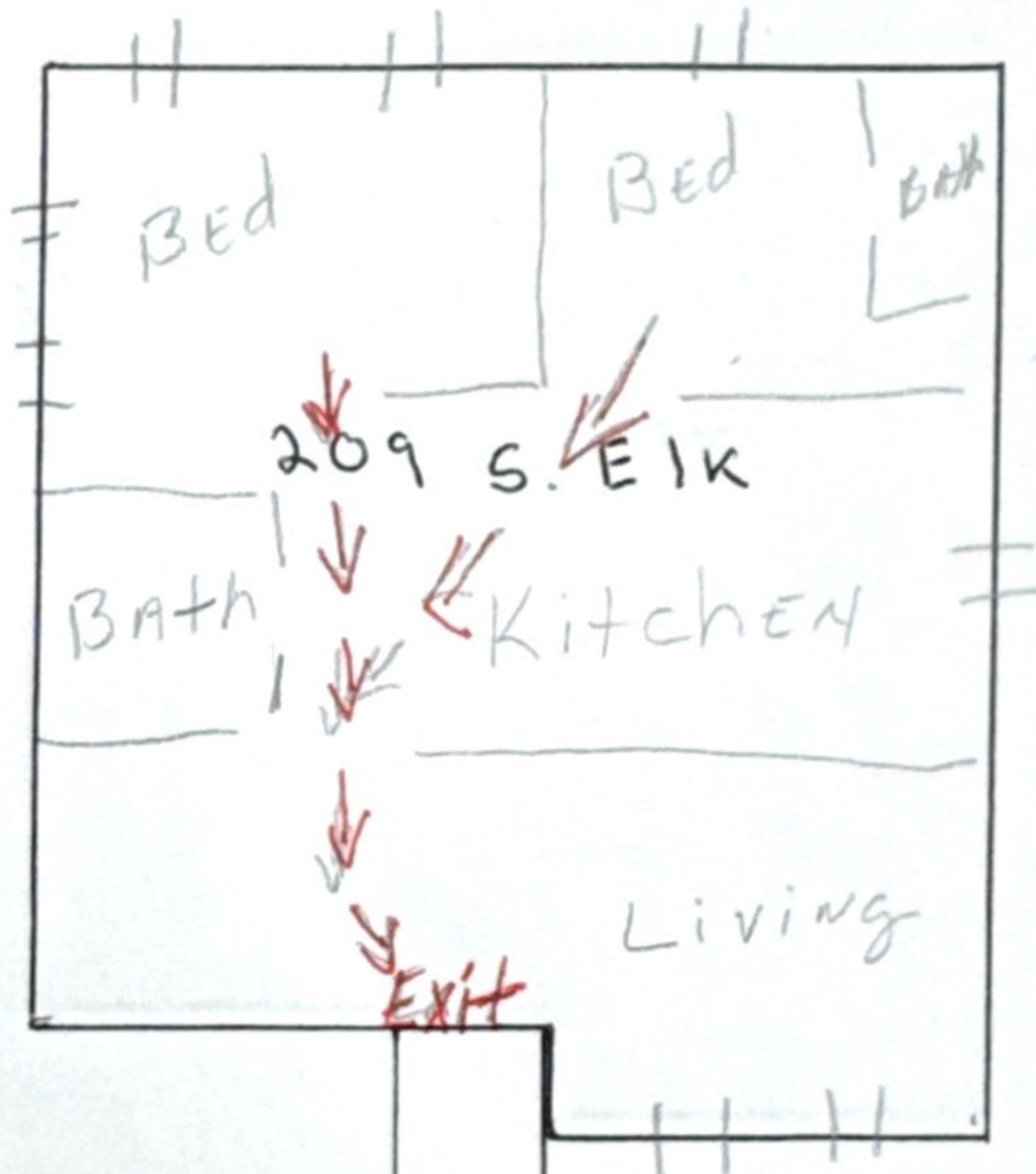




Garage

Parking space

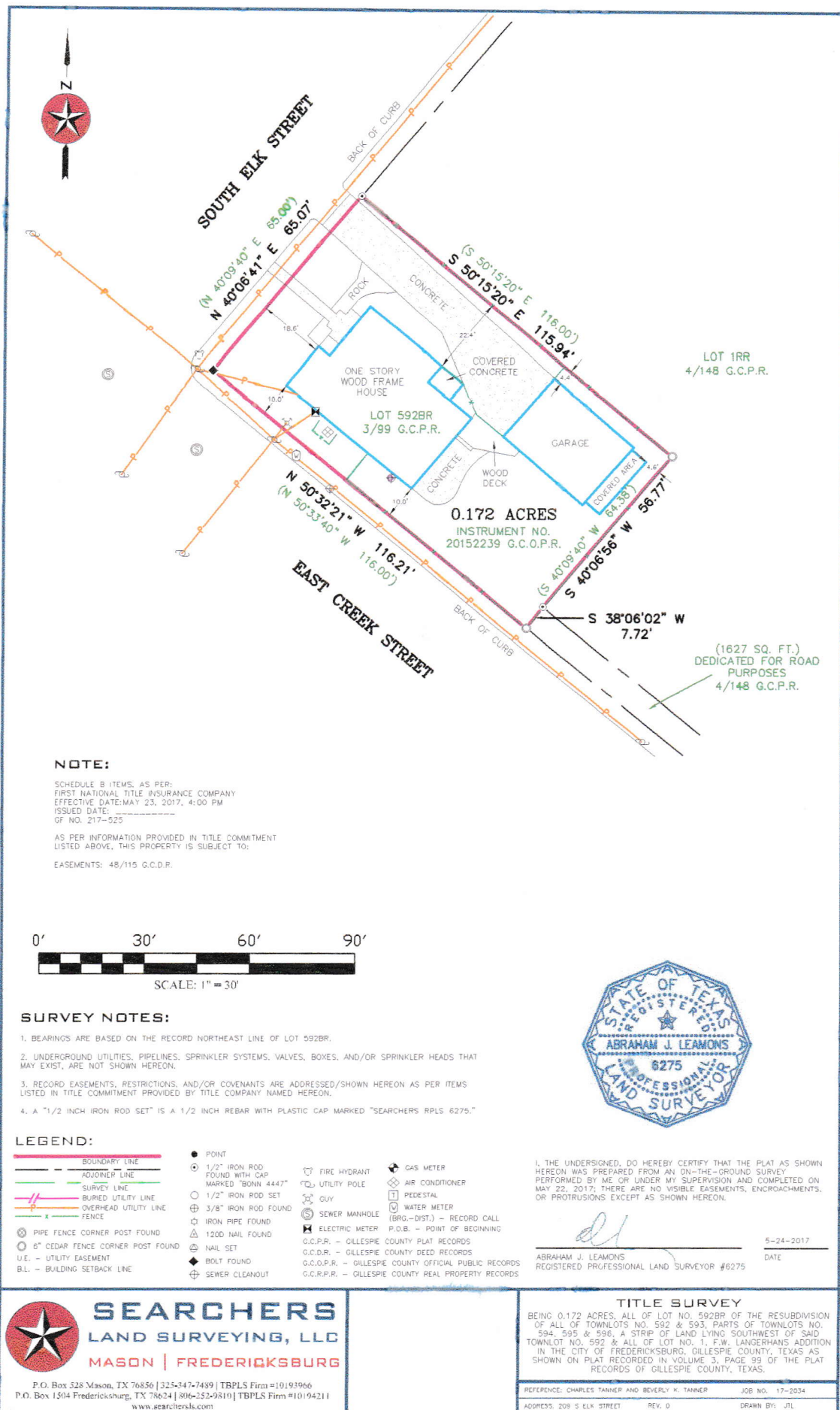
Parking space
Driveway



sidewalk

Creek St

Elk St



Shelby Collier

From: Tyler Debish
Sent: Wednesday, March 5, 2025 2:26 PM
To: Shelby Collier
Subject: FW: 209 S Elk

This is regarding 209 S Elk, I just wanted to share it with you.

From: Ted Boyer <tboyer@fbgtx.org>
Sent: Wednesday, March 5, 2025 11:42 AM
To: Tyler Debish <tdebish@fbgtx.org>
Subject: Re: 209 S Elk

I do not see any violations in the last year at that location. They have been actively renting according to their VRBO listing: [Sleeps 6, Two blocks from Main Street in Fredericksburg! - Fredericksburg | Vrbo](#) . Their AirBnB listing does not show any recent activity nor their Fredericksburg Escapes listing. [Beverly Haus - Houses for Rent in Fredericksburg, Texas, United States - Airbnb](#)

[Beverly Haus | Fredericksburg Escapes](#)

Thank you,
Ted

From: Tyler Debish <tdebish@fbgtx.org>
Sent: Wednesday, March 5, 2025 10:03 AM
To: Ted Boyer <tboyer@fbgtx.org>
Subject: 209 S Elk

Good morning,

Does 209 S elk have any code violations?

Thank you!

Tyler

209 S Elk – VRBO Reviews

Staff found record of 22 reviews from VRBO spanning from October 23, 2023 to February 11, 2025. All reviews confirmed staying in the unit while the unit was without a STR Permit as the STR Permit expired on 08/15/2023.

Guest reviews



Sort by
Most relevant



10/10 Excellent

Anne K.
Feb 11, 2025

 Liked: Cleanliness, check-in, communication, location, listing accuracy

Hill Country Wine Experience

The directions and check in was super easy with our preferred contact through texting. When we checked in to the property, we noticed right away it had not been cleaned. Our contact with the management company got back to us right away and gave us several options. We opted to move to a clean property just down the street at the Anchorage House. It was a beautiful home just down the street, super convenient to downtown with full amenities in the kitchen. The bed in the master bedroom was so comfortable. It has plenty of parking and a nice outdoor space with a patio table. Great jumping off spot to all the wineries in the area, Pacific War Museum and all Fredericksburg has to offer.

[See less](#)

Stayed 4 nights in Feb 2025

 0

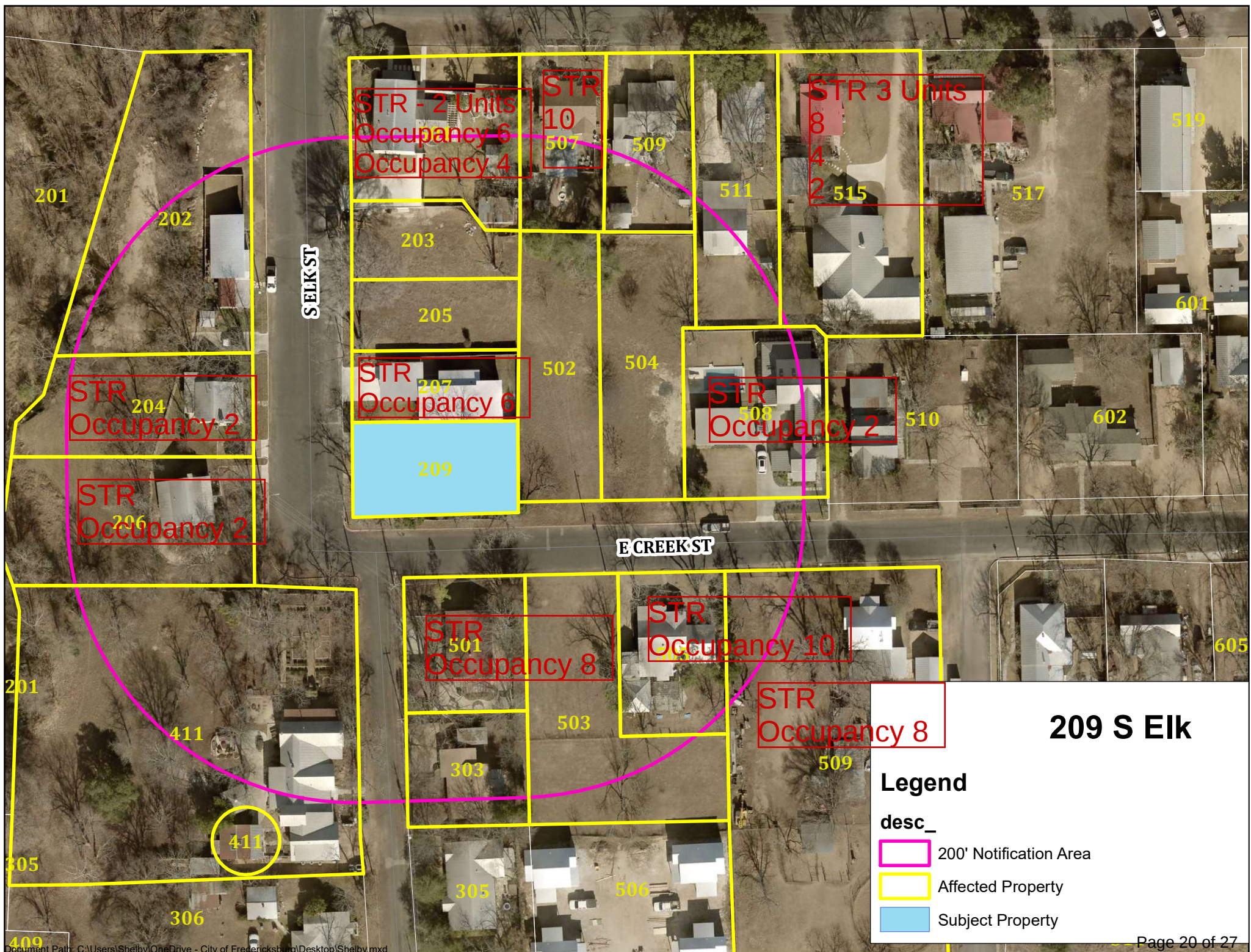
Response from VrboOwner on Feb 18, 2025

Thank you Anne for the kind words regarding the property. We appreciate you giving us a spectacular review. We look forward to your return visit.

10/10 Excellent

Kristine T.
Dec 1, 2024

 Liked: Cleanliness, check-in, communication, location, listing accuracy



209 S Elk

STR
Occupancy 8

STR
Occupancy 10

STR
Occupancy 8

STR
Occupancy 6

STR
Occupancy 2

STR 3 Units
8
4
2

STR
10

STR - 2 Units
Occupancy 6
Occupancy 4

STR
Occupancy 2

STR
Occupancy 2

Legend

desc_

- 200' Notification Area
- Affected Property
- Subject Property

HOWLE, CHRISTOPHER TODD
8006 BON AIR DR
AUSTIN, TX 78757

RICHARDSON, JIMMY WAYNE &
KAREN LYNN
813 LANDING POINT
SPRING BRANCH, TX 78070

AVILA, SAMUEL M
509 E SAN ANTONIO
FREDERICKSBURG, TX 78624

TANNER, CHARLES & BEVERLY K
938 PARTHENON PL
NEW CANEY, TX 77357

FULLER, BENJAMIN WARD &
TRISHA LEA
508 E CREEK
FREDERICKSBURG, TX 78624

MCMAHON, CAVAN & DONNA
518 1/2 W PEACH
FREDERICKSBURG, TX 78624

SHUFFIELD, JIM & TISHA
151 OAK VALLEY DR
FREDERICKSBURG, TX 78624

LANGER, KATHRYN
8116 JOY RD
VOLENTE, TX 78641

KLEIN, KIMBERLY LYNN
1515 HOLCOMBE BLVD APT 1373
HOUSTON, TX 77030

CLOVERHAUS LLC
14524 FLAT TOP RANCH RD
AUSTIN, TX 78732

MCMAHON, CAVAN & DONNA
518 1/2 W PEACH
FREDERICKSBURG, TX 78624

GALLE, JAMES P & REBECCA S
156 AUGUSTA
BOERNE, TX 78006

PETRO, JEFFREY P & ANDREA L
485 ADMIRAL HEIGHTS BLVD
FREDERICKSBURG, TX 78624

INN HAUS LLC-503 E CREEK
STREET SERIES
1241 S ST HWY 16
FREDERICKSBURG, TX 78624

SMITH, CARLETTA
204 E TRAVIS ST
FREDERICKSBURG, TX 78624

JOSEPH, WILLIAM J &
ANTOINETTE
411 E CREEK ST
FREDERICKSBURG, TX 78624

LANGEHENNIG, GREG
511 E SAN ANTONIO
FREDERICKSBURG, TX 78624

BRAGG, GERALD RAY & COLLEEN
REED
24510 CLEARWATER RUN
SAN ANTONIO, TX 78255

GALLE, JAMES P & REBECCA S
156 AUGUSTA
BOERNE, TX 78006

KOLMEIER, JOY BETH
189 REEH-WEINHEIMER RD
FREDERICKSBURG, TX 78624

LANGERHANS, MARK
198 W GRAND OAKS DR
HARPER, TX 78631



City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Janelle Chapman • 126 W. Main St. • Fredericksburg, TX 78624
Phone: (830) 990-2023 • Email: jchapman@fbtx.org • Online Filing: coming soon

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Fredericksburg Escapes

4. Contact Name: Amy Chan

7. Physical Location Address: 909 E. Main St Fredericksburg

2. Business Mailing Address: 1900 State HWY

5. Contact Email: achan@parkcpas.com

6. Contact Phone: 361-654-4688

3. Business City, State, Zip: Port Aransas, TX

No. of Units / Rooms Available: 895

No. of Units / Rooms Rented: 691

8. I am filing Hotel Occupancy Taxes for one of the following (check one):

☐ STR ☐ Hotel/Motel

9. I am filing Hotel Occupancy Taxes for one of the following (check one):

Year: 2023

10. I declare I did not have any taxable receipts.

☐ 1st Quarter - Jan. 1 thru Mar. 31

☐ 2nd Quarter - Apr. 1 thru Jun. 30

☐ 3rd Quarter - Jul. 1 thru Sep. 30

☐ 4th Quarter - Oct. 1 thru Dec. 31

11. Permit #	12. Hotel/Motel or Short-term Rental Unit Name/Address	13. Total Receipts	14. Total Taxable Receipts	15. 7% Tax Amount	16. 1% Discount (if applicable)	17. 15% Penalty (if applicable)	18. 4.25% Interest (if applicable)	19. Tax Amount Due
8056000735	Annettes Cottage A	4,860.37	4,860.37	340.23	3.40	-	-	336.82
	Annettes Cottage A and Waldrip Cottage	59.99	59.99	4.20	0.04	-	-	4.16
8056001851	Anchorage Haus	5,515.85	5,515.85	386.11	3.86	-	-	382.25
8056000717	Ada's Peach Street Hideaway - Whole House	4,598.47	4,598.47	321.89	3.22	-	-	318.67
8056001209	Beverly Haus <u>209 S Elk St.</u>	5,753.98	5,753.98	402.78	4.03	-	-	398.75
	Binky's Nest <u>8056001649</u>	3,631.10	3,631.10	254.18	2.54	-	-	251.64
8056001947	Binky's Summer Afternoon	3,411.51	3,411.51	238.81	2.39	-	-	236.42
8056001948	Binky's Secret Garden	4,704.16	4,704.16	329.29	3.29	-	-	326.00
805600177	Cardinal Haus <u>8056001014</u>	6,899.25	6,899.25	482.95	4.83	-	-	478.12
8056001578	Centre Street Studio	6,959.91	6,959.91	489.99	4.90	-	-	485.09
								3,217.92

20 Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information

Taxpayer Name:

Mailing Address:

City, State, Zip:

Contact Email:

Contact Phone:

Date of Change:

21 PROPERTY CHANGES Please check one (if applicable)

☐ I will not be renting this property any longer - this is my final report.

☐ I have sold this property and will not be renting it any longer - this is my final report.

☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here

Signature of Duty Authorized Agent

Print Here

Printed Name of Duty Authorized Agent

Date

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.

RECEIVED
9/6/23 DE

* Talked to Riya, said she mailed form through certified mail in July but T never received it. DE

3Q23
OL/ACH
(\$5.00)



City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Janelle Chapman • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2023 • Email: jchapman@fbgtx.org • Online Filing: coming soon

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1 Business Name: Fredericksburg Escapes
 2 Business Mailing Address: 1900 State HWY
 3 Business City, State, Zip: Port Aransas, TX
 4 Contact Name: Amy Chan
 5 Contact Email: achan@parkcpas.com
 6 Contact Phone: 361-854-4688
 7 Physical Location Address: 909 E. Main St Fredericksburg
 No. of Units / Rooms Available: 895 No. of Units / Rooms Rented: 691
 8 I am filing Hotel Occupancy Taxes for one of the following (check one): ☐ STR ☐ Hotel/Motel
 9 I am filing Hotel Occupancy Taxes for one of the following (check one): Year: 2023 ☐ 10 I declare I did not have any taxable receipts.

11/16/23

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056000735	Annettes Cottage A	3,545.98	3,545.98	248.22	2.48	-	-	245.74
8056001851	Anchorage Haus	1,837.21	1,837.21	128.60	1.29	-	-	127.32
8056000717	Ada's Peach Street Hideaway - Whole House	2,984.95	2,984.95	208.95	2.09	-	-	206.86
8056001209	Beverly Haus	4,806.36	4,806.36	336.45	3.36	-	-	333.08
	Binky's Nest	2,699.40	2,699.40	188.96	1.89	-	-	187.07
	LFP Rental Investments <u>202 S Bowie</u>	4,072.14	4,072.14	285.05	2.85	-	-	282.20
8056001947	Binky's Summer Afternoon	1,295.47	1,295.47	90.68	0.91	-	-	89.78
8056001948	Binky's Secret Garden	2,984.27	2,984.27	208.90	2.09	-	-	206.81
8056000174	Cardinal Haus	2,512.35	2,512.35	175.86	1.76	-	-	174.11
8056001578	Centre Street Studio	3,702.73	3,702.73	259.19	2.59	-	-	256.60
		30,440.86						2,109.55

20 Taxpayer Changes Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information
 Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____
 Contact Email: _____ Contact Phone: _____ Date of Change: _____
 21 PROPERTY CHANGES Please check one (if applicable)
☐ I will not be renting this property any longer - this is my final report
☐ I have sold this property and will not be renting it any longer - this is my final report.
☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report

22 By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief

Sign Here: Riya Bhakta Print Here: Riya Bhakta Date: 10/31/2023
 Signature of Duty Authorized Agent Printed Name of Duty Authorized Agent

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.

11/6/23

DE

\$8,104.59 total



City of Fredericksburg Hotel Occupancy Tax Remittance Form

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Phone: (830) 990-2023 • Email: jchapman@fbgtx.org • Online Filing: coming soon

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Fredericksburg Escapes

2. Business Mailing Address: 1900 state HWY

3. Business City, State, Zip: Port Aransas, TX

4. Contact Name: Amy Chan

5. Contact Email: achen@parkcpas.com

6. Contact Phone: 361-854-4688

7. Physical Location Address: 909 E. Main St Fredericksburg

No. of Units / Rooms Available: 895

No. of Units / Rooms Rented: 691

8. I am filing Hotel Occupancy Taxes for one of the following (check one):

☐ STR ☐ Hotel/Motel

9. I am filing Hotel Occupancy Taxes for one of the following (check one):

Year: 2023

☐ 10. I declare I did not have any taxable receipts.

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056000735	Annettes Cottage A	6,840.21	6,840.21	478.81	4.79	-	-	474.03
8056001851	Anchorage Haus	6,713.04	6,713.04	469.91	4.70	-	-	465.21
	LFP Rental Investments Ltd	8,690.59	8,690.59	608.34	6.08	-	-	602.26
8056000717	Ada's Peach Street Hideaway - Whole House	10,262.56	10,262.56	718.38	7.18	-	-	711.20
8056001209	Beverly Haus	10,550.38	10,550.38	738.53	7.39	-	-	731.14
	Binky's Nest	5,163.80	5,163.80	361.47	3.61	-	-	357.85
8056001947	Binky's Summer Afternoon	5,707.58	5,707.58	399.53	4.00	-	-	395.54
8056001948	Binky's Secret Garden	3,715.40	3,715.40	260.08	2.60	-	-	257.48
8056000174	Cardinal Haus	2,391.22	2,391.22	167.39	1.67	-	-	165.71
8056001578	Centre Street Studio	6,491.87	6,491.87	454.43	4.54	-	-	449.89
								4,610.30

20. Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

Taxpayer Name: _____

Mailing Address: _____

City, State, Zip: _____

Contact Email: _____

Contact Phone: _____

Date of Change: _____

21. PROPERTY CHANGES Please check one (if applicable):

☐ I will not be renting this property any longer - this is my final report.

☐ I have sold this property and will not be renting it any longer - this is my final report.

☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here

Signature of Duty Authorized Agent

Print Here

Printed Name of Duty Authorized Agent

Date

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Remit to: City of Fredericksburg, TX • c/o Janelle Chapman • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2023 • Email: jchapman@fbgtx.org • Online Filing: coming soon

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Fredericksburg Escapes LLC
2. Business Mailing Address: 1900 state HWY 361
3. Business City, State, Zip: Port Aransas, TX 78373
4. Contact Name: Amy Chan
5. Contact Email: achan@parkcpas.com
6. Contact Phone: 361-854-4688
7. Physical Location Address: 909 E. Main St Fredericksburg
No. of Units / Rooms Available: 895 No. of Units / Rooms Rented: 691
8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☐ STR ☐ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): Year: 2024 ☐ 10. I declare I did not have any taxable receipts.

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056000735	Annettes Cottage A	4,266.41	4,266.41	298.65	2.99	-	-	295.66
8056001851	Anchorage Haus	4,584.74	4,584.74	320.93	3.21	-	-	317.72
	Annettes Cottage & Waldrip Cottage	796.12	796.12	55.73	0.56	-	-	55.17
	Annie's River Cottage ARC	1,537.25	1,537.25	107.61	1.08	-	-	106.53
8056000717	Ada's Peach Street Hideaway - Whole House	7,417.54	7,417.54	519.23	5.19	-	-	514.04
	Amoroso Cottage	7,498.35	7,498.35	524.88	5.25	-	-	519.64
8056001209	Beverly Haus	6,210.86	6,210.86	434.76	4.35	-	-	430.41
	Binky's Nest	3,369.73	3,369.73	235.88	2.36	-	-	233.52
8056001947	Binky's Summer Afternoon	3,914.76	3,914.76	274.03	2.74	-	-	271.29
8056001948	Binky's Secret Garden	0.00	-	-	-	-	-	-
								2,743.99

20. Taxpayer Changes: Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____
Contact Email: _____ Contact Phone: _____ Date of Change: _____

21. PROPERTY CHANGES Please check one (if applicable):

☐ I will not be renting this property any longer - this is my final report. ☐ I have sold this property and will not be renting it any longer - this is my final report. ☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here [Signature] Print Here AMY CHAN Date 4/26/2024
Signature of Duty Authorized Agent Printed Name of Duty Authorized Agent

Returned Funds Disclaimer: Each returned item (check, automated clearing house (ACH) or credit card) received by the City of Fredericksburg due to insufficient funds will be assessed a \$30 administration fee. The City is not responsible for any additional bank fees that will accrue due to the submission of the returned item.



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Phone: (830) 990-2023 • Email: jchapman@fbgtx.org • Online Filing: coming soon

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

1. Business Name: Fredericksburg Escapes LLC 2. Business Mailing Address: 1900 state HWY 361 3. Business City, State, Zip: Port Aransas, TX 78373
4. Contact Name: Amy Chan 5. Contact Email: achan@parkcpas.com 6. Contact Phone: 361-854-4688
7. Physical Location Address: 909 E. Main St Fredericksburg No. of Units / Rooms Available: 895 No. of Units / Rooms Rented: 691
8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☐ STR ☐ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): Year: 2024 ☐ 10. I declare I did not have any taxable receipts.

☐ 1st Quarter - Jan. 1 thru Mar. 31	☐ 2nd Quarter - Apr. 1 thru Jun. 30	☐ 3rd Quarter - Jul. 1 thru Sep. 30	☐ 4th Quarter - Oct. 1 thru Dec. 31					
11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
8056000735	Annettes Cottage A	5,235.09	5,235.09	366.46	3.66	-	-	362.79
8056001851	Anchorage Haus	2,648.46	2,648.46	185.39	1.85	-	-	183.54
	Annettes Cottage & Waldrup Cottage		-	-	-	-	-	-
	Annies River Cottage ARC	2,726.32	2,726.32	190.84	1.91	-	-	188.93
8056000717	Ada's Peach Street Hideaway - Whole House	9,300.08	9,300.08	651.01	6.51	-	-	644.50
	Amoroso Cottage	8,806.06	8,806.06	616.42	6.16	-	-	610.26
8056001209	Beverly Haus	11,873.18	11,873.18	831.12	8.31	-	-	822.81
	Binky's Nest	5,896.26	5,896.26	412.74	4.13	-	-	408.61
8056001947	Binky's Summer Afternoon	3,629.78	3,629.78	254.08	2.54	-	-	251.54
8056001948	Binky's Secret Garden		-	-	-	-	-	-

20. **Taxpayer Changes:** Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

Taxpayer Name: _____ Mailing Address: _____ City, State, Zip: _____
Contact Email: _____ Contact Phone: _____ Date of Change: _____

21. **PROPERTY CHANGES** Please check one (if applicable):

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22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here Print Here
Signature of Duly Authorized Agent Printed Name of Duly Authorized Agent Date

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City of Fredericksburg Hotel Occupancy Tax Remittance Form

Remit to: City of Fredericksburg, TX • c/o Hotel Occupancy Taxes • 126 W. Main St. • Fredericksburg, TX 78624

Phone: (830) 990-2069 • Email: str@fbgtx.org

We accept checks, money orders, credit cards and ACH bank draft

To pay by credit card or ACH bank draft, email this form to str@fbgtx.org • Staff will send you an invoice with a secure payment link.

NOTE: Credit card fee is 2.9% • ACH bank draft is 0.08% up to \$5.00.

ATTENTION: If you are filing for more than one filing period, please complete a separate return for each period.

4024
ck# 6335

RECEIVED
1/29/25 DE

1. Business Name: Ferderickbsurg Stays 2. Business Mailing Address: 909 East Main Street 3. Business City, State, Zip: Fredericksburg, TX 78624
4. Contact Name: Brianna Blaker 5. Contact Email: Fredericksburgescapes@gmail.com 6. Contact Phone: (830) 307-3109
7. Physical Location Address: 909 East Main Street Fredericksburg, TX 78624 No. of Units / Rooms Available: _____ No. of Units / Rooms Rented: _____
8. I am filing Hotel Occupancy Taxes for one of the following (check one): ☐ STR ☒ Hotel/Motel
9. I am filing Hotel Occupancy Taxes for one of the following (check one): YEAR: 2014 ☐ 10. I declare I did not have any taxable receipts.
☐ 1st Quarter - Jan. 1 thru Mar. 31 ☐ 2nd Quarter - Apr. 1 thru Jun. 30 ☐ 3rd Quarter - Jul. 1 thru Sep. 30 ☒ 4th Quarter - Oct. 1 thru Dec. 31

11.	12.	13.	14.	15.	16.	17.	18.	19.
Permit #	Hotel/Motel or Short-term Rental Unit Name/Address	Total Receipts	Total Taxable Receipts	7% Tax Amount	1% Discount (if applicable)	15% Penalty (if applicable)	4.25% Interest (if applicable)	Tax Amount Due
805600735	Annettes Cottage A - 455 Walnut Street	\$4,661.74	\$4,661.74	\$326.34	\$3.36	N/A	N/A	\$323.08
8056001851	Anchorage Haus - 415 E. Schubert Street	\$10,628.93	\$10,628.93	\$744.03	\$7.44	N/A	N/A	\$736.59
	Amoroso Cottage - 202 S. Bowie Street	\$12,390.31	\$12,390.31	\$867.31	\$8.67	N/A	N/A	\$858.64
8056000717	Ada's Peach Street Hideaway - 529 W. Peach Street	\$9,098.63	\$9,098.63	\$636.94	\$6.36	N/A	N/A	\$630.58
8056001209	Beverly Haus - 209 S. Elk Street	\$6,901.79	\$6,901.79	\$483.14	\$4.83	N/A	N/A	\$478.31
80560001649	Binky's Nest - 100 E. Austin Street	\$5,503.94	\$5,503.94	\$385.27	\$3.08	N/A	N/A	\$382.19
8056001949	Binky's Summer Afternoon - 100 E. Austin Street	\$4,169.74	\$4,169.74	\$291.88	\$2.91	N/A	N/A	\$288.97
80560001948	Binky's Secret Garden - 102 E. Austin Street	\$0.00	\$0.00	\$0.00	\$0.00	N/A	N/A	\$0.00
80560002055	Calmbach Cottage - 408	\$10,469.56	\$10,469.56	\$732.89	\$7.32	N/A	N/A	\$725.57

20. **Taxpayer Changes:** Please use this section to show any changes or corrections on the Taxpayer. If this property has been sold or transferred, please indicate the New Taxpayer's Information.

Taxpayer Name: Ron Maddux Mailing Address: 909 East Main Street City, State, Zip: Fredericksburg, TX 78624
Contact Email: Ron@cowgirlkim.com Contact Phone: 830-456-4318 Date of Change: _____

21. **PROPERTY CHANGES** Please check one (if applicable):

☐ I will not be renting this property any longer - this is my final report.

☐ I have sold this property and will not be renting it any longer - this is my final report.

☐ I am renting this property, but only for periods of 30 days or more at a time - this is my final report.

22. By signing below, I declare that the information in this document and any attachments are true and correct to the best of my knowledge and belief.

Sign Here → Ron Maddux
Signature of Duty Authorized Agent

Print Here → Ron Maddux
Printed Name of Duty Authorized Agent

1-14-25
Date

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\$10,486.25