



CITY OF FREDERICKSBURG

MINUTES OF CITY COUNCIL SPECIAL MEETING OCTOBER 11, 2021

The City of Fredericksburg City Council held their regular session on Monday, October 11, 2021 at 6 p.m. This meeting was held in person at the University Center and live streamed on the Fredericksburg YouTube Channel.

Members Present:

Mayor Charlie Kiehne
Councilmember Jerry Luckenbach
Councilmember Tom Musselman
Councilmember Kathy O'Neill
Councilmember Bobby Watson

Members Absent:

None

City Staff Present:

Kent Myers, City Manager
Clinton Bailey, Assistant City Manager/Director of Public Works and Utilities
Daniel Jones, City Attorney
Steve Wetz, Police Chief
Arron, Information Technology
Jason Lutz, Development Services Director
Anna Hudson, Historic Preservation Officer
Shelby Collier, Associate Planner
Leslie Ball- Embrey, Administrative Assistant
Shelley Goodwin, City Secretary

1. CALL TO ORDER

Mayor Kiehne called the regular meeting of the Fredericksburg City Council to order at 6:00 p.m. on Monday, October 11, 2021.

2. PLEDGE OF ALLEGIANCE

Robert Deming led the Pledge of Allegiance.

3. Proposed Changes to the City Zoning Ordinance affecting the operation of Short-Term Rentals (STRs) and amending site development regulations in multiple zoning districts.

- i. Receive a report by Jason Lutz, Development Services Director, on the additional information regarding STR's.**

Jason Lutz, Development Services Director, reviewed the Conditional Use Permit, Cap Limitations regarding STRs, Updated data on STR numbers, PD reports, and Code Enforcement Reports. He

also reviewed the trash, fire pits, hot tubs, parking, and occupancy. He noted Avenue Insight provided the following numbers of STRs are 927 units, 690 active, 160 pending, and 77 closed. He also reviewed the different occupancy limit options. He noted he needs directions on the following items:

- Conditional Use Permits Process
- Cap Limitations on STR numbers
- Additional/ Updated Data
- Trash, Setbacks (Fire Pits and Hot Tubs), and Parking
- Occupancy limits

ii. Public comments

David Turpin, City resident, reviewed the history of the homes in Fredericksburg. He also spoke regarding long-term brand preservation and the need to restrict STRs in residential neighborhoods.

Jeryl Hoover, City resident, spoke regarding a new media platform called Your Community Voice and the online petition requesting a moratorium be put on STRs in Residential Districts.

Mike Perlcoln, County resident, spoke regarding residential issues and the struggles neighborhoods are having. He encouraged the City Council to remove absentee owners from Short Term Rental.

Timothy Riley, City resident, spoke regarding the cost of living in Fredericksburg. He stated he feels this is not a property right issue; it is a property use issue. He encouraged the City Council to place a moratorium on STRs until an Ordinance is adopted.

Robert Deming, City resident, stated he owns a B&B and supports regulating STRs. He also spoke to the responsibilities STR owners must have.

Robin Rocker, City resident, spoke regarding her parking concerns and feels Fredericksburg no longer has neighborhoods.

Shawn Bryant, City resident, spoke regarding owner-occupied B&Bs and encouraged the City Council to consider the R-1 option.

Randy Briley, City resident, provided information on the estimated financial impacts STRs have on the City and the economy. He encouraged a fair and balanced structure.

Nancy Herndon, City resident, spoke regarding the proposed Ordinance and the definition of non-conforming use which is missing. She reviewed the ways she feels non-conforming use hurts owners.

Belinda McDonald, City resident, reviewed her recent trip and how those smaller towns lacked tourism. She feels that technology could help eliminate some of the occurring issues, and she would hate to see Fredericksburg lose tourism.

Jessica Mittel, City resident, spoke regarding the proposed CUP and non-conforming uses procedures. She reviewed the City's issues when a STR sells and how CUPs would hurt her business and workers.

Leslie Spaggins, City resident, spoke regarding the timeframe for the City's building process and the affect a moratorium would have.

Tammy Smith, City resident, encouraged the City Council to preserve Sunday Houses and to leave one to two bedrooms as they are now.

Tammy Pack, City resident, spoke regarding STRs and the jobs they create. She also spoke about issues related to long-term rentals.

Tara Hutchinson, City resident, spoke regarding the need to slow the process down and get economic impact data before making any decisions. She also noted STRs pay more HOT funds than residents do.

Jodie Kowert, City resident, encouraged the City Council to pass the setback at 15 feet for hot tubs. He stated his experience is that no STR renter is in the pool late at night; they are in the hot tubs, which can be built closer to the house.

Gwen Juett, City resident, stated she is a B&B owner who lives onsite and reviewed her issues with her renters. She noted that currently there are so many STRs in neighborhoods and now longtime homeowners are leaving communities.

Susan King, County resident, spoke regarding the proposed annexation on Cherry Street. She encouraged the City Council to put their funds and efforts towards children since the sports parks are embarrassing.

Judith Ross, City resident, spoke regarding STRs and recommended a moratorium on STR permits until a new Ordinance is passed. She also encouraged the City Council to raise permit fees if the applicants are not Gillespie County residents.

Eric Hammersen, City resident, spoke regarding the number of jobs related to STRs. He also noted the large number of subcontractors who work on STRs but live in other places and shopping in other cities.

Dennis Tatsch, City resident, encouraged the City Council to preserve neighborhoods and place a moratorium on STRs.

Roger Norman, City resident, stated he feels STRs are a business and should only be allowed in commercial zones. He encouraged the City Council to slow the process down and place a moratorium on STRs until a new Ordinance is passed.

Mike Mahoney, City resident, stated he feels the STR issues are the most significant issues that will determine the future of Fredericksburg. He also noted he wants to live in a neighborhood and not in a commercial zone. He encouraged the City Council to place a moratorium on STRs.

iii. Consider and discuss key questions related to the proposed changes to zoning ordinance.

The City Council discussed the CUP, cap, and notification process. They agreed to look at:

- A CUP and Cap process in certain areas of town.
- Economic Impact reports

- Report on the number of STRs currently in the middle of the process
- A timeline for going through the STR and building process.

The City Council agreed by consensus to the following:

- Fire Pits-15' setbacks and to follow the Fire Marshall Standards.
- Hot Tub – setbacks and amending the noise Ordinance.
- Occupancy- lower occupancy and follow the Property Maintenance Code

The City Council requested scenarios be run for certain size STRs, and if not a big difference, then go with two people per bedroom.

iv. Consider a report and discussion on next steps in the process.

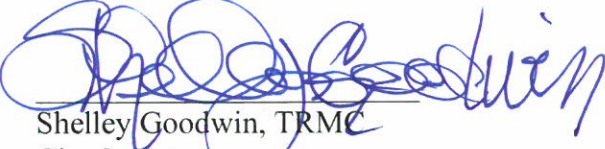
Kent Myers, City Manager, stated staff will provide a second draft. He also reviewed other issues related to Hotel Occupancy Tax nonpayment and permitting length of time.

The City Council discussed placing a moratorium on STRs permitting until the Ordinance is approved.

3. ADJOURN

Motion: A motion was made by Councilmember Luckenbach, seconded by Councilmember Watson, to adjourn the Monday, October 11, 2021, City Council Regular Meeting at 9:07p.m. The City Council voted five (5) for and none (0) opposed. The motion carried unanimously.


 Charlie Kiehne
 Mayor


 Shelley Goodwin, TRMC
 City Secretary