



# City of Fredericksburg

Planning and Zoning Meeting Agenda  
Wednesday, June 3, 2026 ~ 5:30 PM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

Janice Menking, Chair  
Tom Musselman, Vice Chair  
George Hager, Member  
Jim Jarreau, Member  
Belinda McDonnell, Member

Tim Dooley, Member  
Tyler Pansing, Member  
Todd Peters, Member  
Sondra Sultemeier, Member

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The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, June 3, 2026 at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on Wednesday, June 3, 2026.
2. Complete the Citizen Comment Form online at [www.fbgtx.org](http://www.fbgtx.org); or
3. Email your comments to [jmusgrove@fbgtx.org](mailto:jmusgrove@fbgtx.org)

Verbal Comments:

Sign up in-person between 5:00 p.m. and 5:30 p.m. at New City Hall at East Campus 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624  
You will be limited to 3 minutes to speak.

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## 1. CALL TO ORDER

## 2. ROLL CALL

## 3. APPROVAL OF MINUTES

- A. May 6, 2026, Regular Meeting Minutes

## 4. PUBLIC HEARING

- A. **Request Z-2609:** By HFA on Behalf of Wal-Mart Real Estate Business Trust, Applicant, to Consider an Amendment to an existing "Planned Unit Development" (PUD) for the property commonly known as 1435 E. Main Street. The applicant is requesting an amendment for the following:

A. An Amendment to the Existing "Planned Unit Development" PUD to relocate the original fuel station and modify parking for the existing site.

- i Presentation by the Applicant  
ii Presentation by the Staff

- iii Hold Public Hearing
- iv Take Action on the PUD Amendment
- B. **Request Z-2610:** By County Express Food Mart to Consider the Following:
  - A. A Conditional Use Permit (CUP), Per Sec. 3.200 and Sec. 6.110 for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.
    - i Presentation by the Applicant
    - ii Presentation by the Staff
    - iii Hold Public Hearing
    - iv Take Action on the CUP
- C. **Request Z-2611:** By Lawrence Group (Edward Jones) to consider a Conditional Use Permit (CUP) per Section 3.510 to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 233, 235 & 237 W. Main Street.
  - i Presentation by the Applicant
  - ii Presentation by the Staff
  - iii Hold Public Hearing
  - iv Take Action on the Conditional Use Permit

**5. ACTION ITEMS**

- A. **Consider SP-2609 - DEV-2026-23-SP/DEV-2026-25-PP:** By VEI Consulting Engineers to Consider the Site Plan, Entry Corridor and Preliminary Plat Applications for the Proposed Highway 87 Commercial Development Located at 1679 S. US Hwy 87.
- B. **DEV-2026-26-FP:** By VEI Consulting Engineers to Consider and take action on the Final Plat approval for the proposed Lucille Development located at 1151 Friendship Lane.

**6. DISCUSSION ITEMS**

- A. Director's Report

**7. ADJOURN**

**CERTIFICATION**

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM on Wednesday, May 27, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.

*Jan Musgrove*

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Jan Musgrove  
Planner 1