



City of Fredericksburg

Planning and Zoning Meeting Agenda

Wednesday, May 7, 2025 ~ 5:30 PM

New City Hall at East Campus

2818 E. U.S. Hwy. 290

Fredericksburg, Texas 78624

Janice Menking, Chair
Polly Rickert, Vice Chair
Daryl Whitworth, Member
Jeff Lawrence, Member
Cindy Scroggins, Member

Tom Musselman, Member
Tim Dooley, Member
Jim Jarreau, Member
Belinda McDonnell, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on May 7, 2025 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 May 7, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

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. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- A. April 2, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. Request Z-2506: By Lynn Development LLC to Consider a Zoning Change from C2, Commercial to M1, Light Manufacturing for Property Located on the Southeast Corner of South Creek and Hwy 87 South. Also, Referred to as ABS A0735 S R Wilson 338, 2.362 Acres Including PT of Lot 2, Friendship Oaks.

- i Presentation by the Applicant
- ii Presentation by the Staff

- iii Hold Public Hearing
 - iv Take Action on the Zoning Request
- B. Request Z-2505: By James and Anne Lorys to Consider the Following:
- 1 A Land Use Change from Medium Density Residential (MDR) to Commercial (C) for Property Located at 807 South Eagle Street.
 - 2 A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 807 South Eagle Street.
- i Presenation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Land Use and Zoning Request
- C. Request Z-2424: By P.V. McMinn with Nuvista Development LLC, to Consider a Site Plan and Conditional Use Permit per Sec. 3.200 for a Condominium and Townhome Use for Property Located at 1032 South Milam 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 ITEM

- A. Request P-2508: By Pape-Dawson for the Review of a Final Plat for Property Located at 1415 East Main Street.
- B. Request P-2236: By Fisd for the Review of a Final Plat for Property Located at 1401 Post Oak Rd Also Referred to as the Middle School Campus.

6. DISCUSSION ITEMS

- A. Senior Planner/Historic Preservation Officer's Report
- B. Requiring a Conditional Use Permit (CUP) for all uses occurring in the Historic Shopping District.

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM on May 2, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1