



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, July 2, 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 July 2, 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 July 2, 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. INTRODUCTION OF DIRECTOR OF DEVELOPMENT SERVICES

3. ROLL CALL

4. APPROVAL OF MINUTES

- A. June 4, 2025 Regular Meeting Minutes

5. PUBLIC HEARING

- A. **Consider Request Z-2512:** By The City of Fredericksburg to Consider the following:

- A A Land Use Change from Medium Density Residential to Public/Semi-Public

for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

B A Zoning Change from R1, Single Family Residential to PF, Public Facilities for Approximately 8.91 Acres of Land Located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO #27 for Property Located at 1106 South Adams Street.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Land Use Change
- v Take Action on the Zoning Change

B. **Consider Request Z-2508** - By Lynn Development LLC, to Consider a Conditional Use Permit (CUP) per Sec. 3.310 for Permission to Operate as a Light Manufacturing (Micro-Brewery) Use for Property Located on the South-East 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 Conditional Use Permit

C. **Consider Request Z-2511:** By Karla B Lawrence to Consider the Following:

A A Land Use Change from Medium Density Residential to Commercial for Property Located at 1106 South Adams Street.

B A Zoning Change from R2, Mixed Residential to C1, Neighborhood Commercial for Property Located at 1106 South Adams Street.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing
- iv Take Action on the Land Use Change
- v Take Action on the Zoning Change

D. **Request Z-2513:** 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

6. ACTION ITEMS

- A. **Consider SP-2505:** By S.E. Daniels Construction, LLC to Consider the Site Plan and Entry Corridor Application for the 87 Plaza Located at 702 South Washington Street.

7. DISCUSSION ITEMS

- A. Senior Planners Report

8. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at Friday, on June 27, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1