



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, July 16, 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 July 16, 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 July 16, 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. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INTRODUCTION OF DIRECTOR OF DEVELOPMENT SERVICES**
- 4. APPROVAL OF MINUTES**
 - A. April 16, 2025, Regular Meeting Minutes
- 5. PUBLIC HEARING**
- 6. ACTION ITEMS**

- A. **ZBA2025-05** - Request by John Scribner, Sign Remedy for a variance for a multi-tenant monument sign that is 67.5 Sq ft with an overall height of 12' as a cooperated business district. The sign will house panels for three different tenants of their business center, which is 10 acres.
- B. **ZBA2025-06** - Request by Gerado Noriega, GNA Architecture, on behalf of Create Healthy for a variance to reduce the required number of parking spaces from 197 to 151 spaces to accommodate the expansion of the existing wellness center at the property commonly known as 1006 S. State Hwy 16.
- C. **ZBA2025-07** - Request by Create Healthy for a height variance at the property commonly known as 1006 S. State Hwy 16. *(Item noticed but withdrawn from agenda)*

7. DISCUSSION ITEMS

- A. Director's Report

8. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on July 11, 2025 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.



Jan Musgrove
Planner 1