



# City of Fredericksburg

Planning and Zoning Meeting Agenda  
Wednesday, August 6, 2025 ~ 5:30 PM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

Janice Menking, Chair  
Tom Musselman, Member  
Tim Dooley, Member  
Jeff Lawrence, Member  
Jim Jarreau, Member  
Belinda McDonnell, Member

Sondra Sultemeier, Member  
Tyler Pansing, Member  
George Hager, Member

---

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on August 6, 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 August 6, 2025.
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. 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. **SWEARING IN OF NEW BOARD MEMBERS**
3. **APPOINTMENT OF A VICE CHAIR**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**
  - A. July 2, 2025, Regular Meeting Minutes
6. **PUBLIC HEARING**

- A. **Request Z-2513 (Old Business):** By P.V. McMinn with Nuvista Development LLC, to reconsider 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
  
- B. **Consider Request Z-2514:** By Stuart Barron to Consider the Following:
  - A. A Land Use Change from Commercial Center/Commercial to Medium Density Residential for Property Located at 514 Friendship Lane.
  - B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane.
    - 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

## 7. ACTION ITEMS

- A. **SP-2506:** By Fredericksburg Racquet Center to consider and take action on the Site Plan for the proposed Racquet Ball Complex located 780 ft East of the Friendship Lane Hwy 87 South Intersection. Also referred to as G.E. CO#27.
- B. **SP-2507:** By Kim Erwin to consider and take action on the Site Plan renewal of the existing Site Plan and Entry Corridor approval for the proposed STR Facility Complex that includes a tasting room and office use at the property located at 715 S. Washington.
- C. **SP-2509:** By William Andrew McLaughlin to consider and take action on the Replat of Lots 111 and 123 of the Frieden Subdivision Phase 2 Development.
- D. **SP-2511:** By Gulf Ranch to consider and take action on the Site Plan and Entry Corridor approval for the proposed Restaurant at the property located at 204 S. Adams Street.
- E. **P-2519:** By Zoe Jasso to consider and take action on the Final Plat approval for the proposed Phase 3 of The Friendship Oaks Subdivision located East of the US87 and S. Creek Street Intersection.

## 8. DISCUSSION ITEMS

A. Director's Report

- i. Planning & Zoning Special Meeting September 23, 2025
- ii. Amendment Discussion

**9. ADJOURN**

**CERTIFICATION**

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on August 1, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

*Jan Musgrove*

---

Jan Musgrove  
Planner 1