



# City of Fredericksburg

Planning and Zoning Meeting Agenda  
Wednesday, September 3, 2025 ~ 5:30 PM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

Janice Menking, Chair  
Tim Dooley, Member  
Jim Jarreau, Member  
Belinda McDonnell, Member

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

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The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on September 3, 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 September 3, 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.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

- A. August 6, 2025, Regular Meeting Minutes

**4. PUBLIC HEARING**

**5. ACTION ITEMS**

- 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. **Request Z-2514:** By Stuart Barron to Consider the Following:
- A. A Land Use Change from High Density Residential/Commercial Center (HDR/CC) for Property Located at 514 Friendship Lane and Identification Numbers 183782 & 30276.
  - B. A Zoning Change from C1.5, Medium Commercial to C2, Commercial for Property Located at 514 Friendship Lane and from C1, Neighborhood Commercial to C2, Commercial for Identification Numbers 183782 & 30276.
- 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
- C. **Request Z-2517:** By Itz Family, L.P. to Consider the Following:
- A. A Land Use Change from Low Density Residential (LDR) to Commercial (C) (General Commercial Place Type) for 104 North Olive.
  - B. A Zoning Change from R1, Single Family Residential to C2, Commercial for Property Located at 104 North Olive.
- 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-2516:** By Create Healthy, to Consider a Conditional Use Permit (CUP), Per Section 6.110 (Continuance of a Nonconforming Use) and further consideration of a Site Plan and Entry Corridor Application to accommodate a proposed 49,471 square foot addition/renovation to the existing legal nonconforming Personal Improvement Services and Indoor Sports and Recreation Center at 1006 South State Highway 16.
- i Presentation by the Applicant
  - ii Presentation by the Staff
  - iii Hold Public Hearing
  - iv Take Action on the Conditional Use Permit (CUP)
- E. **Request P-2416:** - Review and potential action on an amended Final Plat for the Chick-Fil-A Subdivision Located on the South East Corner of HWY 87 and Friendship Lane to include approval of a potential lot split of Lot 1AR-2 and

incorporate an integrated business sign to serve the commercial lots.

**6. DISCUSSION ITEMS**

A. Director's Report

**7. ADJOURN**

**CERTIFICATION**

This is to certify that I, Jan Musgrove, posted this Agenda at or before 4:30PM on August 27, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

*Jan Musgrove*

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Jan Musgrove  
Planner 1