



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, October 1, 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
Todd Peters, Member
Belinda McDonnell, Member

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

The City of Fredericksburg Planning and Zoning Commission will meet in a Special session on Wednesday, October 1, 2025, at 5:30PM. Link to City of Fredericksburg agenda webpage to watch video of the recorded meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on October 1, 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. September 3, 2025, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2515:** By Mark Cornett with Cornett Engineering Requesting a Land Use Change from Rural (R) to Low Density Residential (LDR) and to Establish a Zoning of R1, Single Family Residential for Approximately 39 Acres of Land Located at 612 Hollmig Lane.

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

- iii Hold Public Hearing
 - iv Take Action on the Land Use Change and Establishment of Zoning
- B. **Request Z-2518:** By Sitman Wainright to Consider a Conditional Use Permit (CUP) Per Section 3.320 of the Zoning Ordinance to allow for General Warehousing & Distribution, and Light Manufacturing uses for the property legally described as Kerr Rd Comm Ctr II Lot 1, Located at 977 Kerr Road, Fredericksburg, Texas.
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- C. **Request Z-2519:** By Stan Klein Architect to Consider a Conditional Use Permit (CUP) Per Section 3.200 C1-Neighborhood Commercial for property legally described as Allen Addn Lot 128B-AR, Located at 648 and 652 Post Oak Road, Fredericksburg, Texas. The applicant is requesting to operate a Club or Lodge in a C1-Neighborhood Commercial District.
- i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit
- D. **Request Z-2520:** By Mustard Architects to Consider a Conditional Use Permit (CUP) Per Section 3.220 CBD-Central Business District and Section 3.7000 (PUD) for property legally described as FBG ADDN BLK 40 LOTS 579, 580, 581 AND 582, G E CO UNMBR LOTS LOT GE UNMBR LOT ADJOINS FBG ADD BLK 40 LOTS 579 AND 580 LOCATED AT 108, 110, 112 AND 116 E. UFER ST.; AND 306 & 308 S. LLANO ST., FREDERICKSBURG, TEXAS.

The applicant is requesting a Land Use Change from Downtown Central Business District (CBD) to Commercial (C) (Mixed Use Community/Corridor Place Type and a Zoning Change from Central Business District (CBD) and Open Space (OS) to a Planned Use Development (PUD) to accommodate the proposed mixed-use development including a hotel, lodging, restaurant and mixed-use retail services.

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

5. ACTION ITEMS

- A. **SP-2513:** By Gillespie County Committee on Aging DBA Golden Hub Community Center to consider and take action on the Site Plan for construction of a building expansion along with associated improvements at the property commonly known as 648 Post Oak Road, Fredericksburg, Texas.

- B. **Request P-2425:** By Lantana Owner, LLC. to Consider the Review of a Development Plat for 405 Goehmann Lane, Fredericksburg, Texas.

6. DISCUSSION ITEMS

- A. Director's Report

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda at 4:30PM. on September 25, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1