



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Monday, October 6, 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 special session on October 6, 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 October 6, 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. ROLL CALL

2. CALL TO ORDER

3. APPROVAL OF MINUTES

- A. July 16, 2025 - Regular Meeting Minutes

4. PUBLIC HEARING

5. ACTION ITEMS

- A. **REQUEST #ZBA2025-09**; By Maxwell Morrison, To Consider A Special Exception per Sec.5.500 - Board of Adjustment Subsection A3, to Allow for an

Increase in Occupancy for a STR Permit for Property Located at 106 West College Street. The Current Occupancy is 8 and the Applicant is Requesting an Occupancy of 10.

- i. Presentation by the applicant
 - ii. Staff Report
 - iii. Hold a Public Hearing
 - iv. Take action on the Special Exception
- B. **Request ZBA2025-02:** By Charles & Beverly Tanner to Consider a Request to the Zoning Board of Adjustment for a Special Exception per Sec. 5.500 - Board of Adjustment Subsection 1 to Allow for an STR-Unoccupied Permit for Property Located at 209 South Elk Street.
- i. Presentation by the Applicant
 - ii. Presentation by Staff
 - iii. Hold a Public Hearing
 - iv. Take Action on the Public Hearing
- C. **ZBA2025-07** - Request by Krista Duderstadt to request a setback variance per section 5.600 "Variance Procedure" to allow for a 5-foot side yard setback from the street side yard instead of the required 15-foot side yard setback for the property commonly known as 401 East College Street.
- D. **ZBA2025-08** - Request by Shelby Collier to request a setback variance per section 5.600 "Variance Procedure" to allow for a zero (0) interior side yard setback instead of the required 5-foot interior side yard setback for the property commonly known as 313 West Creek Street.

6. EXECUTIVE SESSION

- A. Pursuant to Section 551.071 of the Texas Government Code, the Zoning Board of Adjustment reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this 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 Tuesday, September 30, 2025, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1