



# City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda  
Wednesday, November 19, 2025 ~ 5:30 PM  
John Klein Room  
Annex #1, 115 North Crockett Street  
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

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The City of Fredericksburg Zoning Board of Adjustment will meet in a regular session on Wednesday, November 19, 2025, at 5:30PM. The meeting will be available within 24 hours to re-watch on the City's website: [fredericksburgtx.portal.civicclerk.com](https://fredericksburgtx.portal.civicclerk.com).

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on November 19, 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:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. John Klein Room, Annex #1, 115 North Crockett, Fredericksburg, Texas 78624

You will be limited to 3 minutes to speak.

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**1. ROLL CALL**

**2. CALL TO ORDER**

**3. APPROVAL OF MINUTES**

- A. October 6, 2025 - Special Meeting Minutes

**4. PUBLIC HEARING**

**5. ACTION ITEMS**

- A. **REQUEST #ZBA2025-09 (Old Business):** 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 (Old Business):** 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. **Request ZBA2025-10:** By Judy Alexander 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 510 W. Schubert.
  - i. Presentation by the Applicant
  - ii. Presentation by Staff
  - iii. Hold a Public Hearing
  - iv. Take Action on the Public Hearing

**6. DISCUSSION ITEMS**

- A. Director's Report

**7. ADJOURN**

**CERTIFICATION**

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM. on Thursday, November 13, 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