



# City of Fredericksburg

Planning and Zoning Meeting Agenda  
Wednesday, February 4, 2026 ~ 5:30 PM  
New City Hall at East Campus  
2818 E. U.S. Hwy. 290  
Fredericksburg, Texas 78624

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

Tom Musselman, Member  
Tyler Pansing, Member  
Todd Peters, Member  
Sondra Sultemeier, Member

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The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on February 4, 2026, 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 February 4, 2026.
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. January 7, 2026, Regular Meeting Minutes

## 4. ACTION ITEMS

- A. Consider and take action initiating text amendments pertaining to amendments associated with reapplication timeframes pertaining to zoning and conditional use permit applications. To further consider and take action to initiate text amendments pertaining to the definition of and establishment of Sexually Oriented Businesses, Vape Shops, Tattoo Studios and other identified uses.

## 5. PUBLIC HEARING

- A. **Request Z-2522:** By Judy K Feller, to Consider the Following:
  - A. A Zoning Change from Single-Family Residential (R1) to Commercial (C2) for Property Located at 707 N. Milam Street.
    - i Presentation by the Applicant
    - ii Presentation by the Staff
    - iii Hold Public Hearing
    - iv Take Action on the Zoning Change
- B. **Request Z-2523:** By P.V. McMinn with Nuvista Development LLC, to consider a Conditional Use Permit per Sec. 3.200 for a 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
- C. **Request Z-2601:** Proposed text amendments regarding sexually oriented businesses, vape shops and tattoo studios. *(Withdrawn)*
- D. **Request Z-2602:** Proposed text amendments to the City's Zoning Code Regarding The Reapplication Timeline for Zoning Amendments and Conditional Use Permits. The proposed text amendments are for section 5.270 (Action by the City Council) and Section 5.470 (Actions by the City Council).
  - i Presentation by the Staff
  - ii Hold Public Hearing
  - iii Take Action on proposed text amendment

**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 Wednesday, January 28, 2026, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.




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Jan Musgrove  
Planner 1