



# City of Fredericksburg

Planning and Zoning Meeting Agenda  
Wednesday, March 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 regular session on March 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 March 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. February 4, 2026, Regular Meeting Minutes

## 4. PUBLIC HEARING

- A. **Request Z-2601:** Proposed text amendments regarding sexually oriented businesses, vape shops, game of skill parlors and tattoo studios. The proposed text amendments are for Section 2.100 (Definitions), Section 3.210 (C-2: Commercial), Section 3.320 (M-2: Medium Manufacturing) and Section 4.500 (General Description of Commercial Use Types).

- i Presentation by the Staff
- ii Hold Public Hearing
- iii Take Action on proposed text amendment

- B. **Request Z-2603:** By Clayton Walvoord, Rebecca Rather & Brad Oehler to Consider the Following:

- A. A Zoning Change from Single-Family Residential (R1) to Central Business District (CBD) for Properties Located at 408, 412 & 414 East Austin Street.

- i Presentation by the Applicant
    - ii Presentation by the Staff
    - iii Hold Public Hearing
    - iv Take Action on the Zoning Change

- C. **Request Z-2604:** Proposed text amendment regarding Multiple Family Residential Uses within the C-1 Neighborhood Commercial District. The proposed text amendments are for Section 3.200 (C-1: Neighborhood Commercial) district.

- i Presentation by the Staff
    - ii Hold Public Hearing
    - iii Take Action on proposed text amendment

## 5. ACTION ITEMS

- A. **Request P-2601:** By Zoe Jasso to consider and take action on the Final Plat approval for the proposed Phase 5 of The Friendship Oaks Subdivision located East of US 87 and S. Creek Street Intersection.
- B. **Request SP-2601:** By Cristi Kennedy to Consider the Site Plan Review for a Duplex Complex Located at 903 East Highway Street.
- C. Consider and take action initiating text amendments pertaining to the definition of and establishment of Game of Skill Parlors and to further consider and take action to initiate text amendments pertaining to the establishment of Multiple Family Residential Developments.

## 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 Wednesday, February 25, 2026, 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