



City of Fredericksburg

Planning and Zoning Meeting Agenda
Wednesday, April 1, 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

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, April 1, 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 April 1, 2026.
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. March 10, 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-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

- C. **Request Z-2605:** By Century 21, The Hills Realty to consider a Conditional Use Permit (CUP) per Section 3.510 to Establish and Operate a Standardized Business in the Historic Shopping District Overlay for the property commonly known as 408 W. Main Street.

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-2606:** By April Laird / Frisky Kitty Cafe LLC to consider a Conditional Use Permit (CUP) per Section 3.200 to Establish and Operate a "Restaurant - Limited" use for the property commonly known as 1209 E. Main Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

- E. **Request Z-2607:** By Kevin Spraggins with VEI Engineering to consider a Conditional Use Permit (CUP) per Section 3.210 to allow a "Drive Through or Drive-In Facilities" for the property commonly known as 720 S. Adams Street.

i Presentation by the Applicant
ii Presentation by the Staff
iii Hold Public Hearing
iv Take Action on the Conditional Use Permit

5. ACTION ITEMS

- A. Consider Amending Section 6.11 "Sidewalks," of Section 6, "Subdivision Design Standards," of Chapter 38, "Subdivision Regulations," of the City of Fredericksburg Code of Ordinances
- B. **Request SP-2602:** By Mason Gramling, Gramco Construction LLC to Consider the Site Plan Review for an Addition to an existing Event Center located at 111 FM 2093, legally described as Lot 2AR-3, Gretchen Nugent Subdivision.

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 March 25, 2026, on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1