



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, June 17, 2026 ~ 5:30 PM
City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

Clay Sears, Chair
Eric Hammersen, Vice Chair
Jennifer Eggleston, Member
Adam Luton, Member

Mike Mahoney, Member
Jim McAfee, Alternate Member
Jimmy Culp, Alternate Member

The City of Fredericksburg Zoning Board of Adjustment will meet in a regular session on Wednesday, June 17, 2026 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 June 17, 2026.
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. March 18, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **ZBA2026-03:** Request by 3L Land Holdings (Rick LaPlante) to consider an administrative appeal regarding the applicability of Chapter 29 (29-4(A) & 29-4(B) of the Fredericksburg Code of Ordinances pertaining to the installation of a construction sign for property located at 1505 S. Creek Street, Fredericksburg.

- B. **DEV-2026-20-ADP:** Request by C3 Development Services (Shelby Collier) to consider an appeal of the Decision of the Historic Review Board in accordance with Section 23-66 (Appeal), pertaining to the denial of a Certificate of Appropriateness to construct a proposed 36' x 60' building at the property commonly known as 109 N. Orange Street, Fredericksburg, Texas.
- C. **DEV-2026-44-SE:** By Absolute Charm (Catherine Calomeni) to consider a Special Exception Per Sec. 5.500 – Board of Adjustment Subsection A (2) To allow for an increase in occupancy for a STR permit for property located at 103 E. Hackberry Street, Fredericksburg, Texas. The current occupancy is 4 and the applicant is requesting an occupancy of 6.
- D. **DEV-2026-47-ZVAR:** By Mary Ann Williams to request a setback Variance Per Sec. 5.600 – “Variance Procedure” For property located at 216 Riley Lane, Fredericksburg, Texas. The applicant is requesting an eighteen-and one-half-foot (18.5) front yard garage setback to the underlying R1-A, Single Family Residential-Small Lot requiring Twenty (20) Foot Setback Per Sec. 3.101 of the Zoning Ordinance.
- E. **DEV-2026-53-SE:** By Kordzik Haus (Sara Aaronson) To consider a Special Exception Per Sec. 5.500 – Board of Adjustment Subsection A (2) To allow for an increase in occupancy for a STR Permit for property located at 415 E College Street, Fredericksburg, Texas. The current occupancy is 4 and the applicant is requesting an occupancy of 5.

5. ACTION ITEMS

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, June 10, 2026, on the bulletin board of the City of Fredericksburg, New City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.

Jan Musgrove

Jan Musgrove
Planner 1