



City of Fredericksburg

Planning and Zoning Meeting Agenda

Wednesday, July 1, 2026 ~ 5:30 PM

City Hall at East Campus

2818 E. U.S. Hwy. 290

Fredericksburg, Texas 78624

Janice Menking, Chair
Tom Musselman, Vice Chair
George Hager, Member
Jim Jarreau, Member
Belinda McDonnell, Member

Tim Dooley, 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, July 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 July 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. June 3, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **Request Z-2610:** By County Express Food Mart to Consider the Following:
A Conditional Use Permit (CUP), Per **Sec. 3.200** and **Sec. 6.110** for property located at 816 N. Milam Street to construct a 450 square foot addition and add 3 fuel islands to an existing legal nonconforming convenience store.

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

- B. **Request DEV-2026-38-RP:** By Sultemeir Surveying & Engineering to consider a Re-Plat per Section 3.05 to Re-Plat Townlot 457 into two lots, establishing Townlots 457R-1 and 457R-2 for the property commonly known as 501 W. Creek Street and referred to as Townlot 457.

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

- C. **Request Dev-2026-37-ZC** - By Grant Gold for the following:
A zoning change from Single Family Residential (R1) to Neighborhood Commercial (C1) for property legally described as Bonn Blk C Lot 26, 27-PT & 28-PT, includes BLK D Lot M- And commonly known as 207 East Mulberry Street, Fredericksburg, Texas.

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

5. ACTION ITEMS

- A. **Request DEV-2026-39-FP:** By Searchers Surveyors / Consultants to Consider and take action on the Final Plat approval for Trails of Windcrest Subdivision Phase 1 located at 256 Pyka Rd.
- B. **Request DEV-2026-58-SP:** By VEI Consulting Engineers to Consider the Site Plan application for the proposed Thiele Condominiums Development located at 1112 Thiele Lane.

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 June 17, 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