



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, August 19, 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, August 19, 2026 at 5:30 PM. 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 Wednesday, August 19, 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. at 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. July 15, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **DEV-2026-81-ADP:** Request by Richard Beaupre 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 an accessory building Green House at the property commonly known as 110 N. Bowie Street, Fredericksburg, Texas.
- B. **DEV-2026-99-ZVAR:** Request by Jim Brown to request a setback Variance Per Sec. 5.600 – "Variance Procedure" for property located at 1007 E. Hill Street, Fredericksburg, Texas.

The applicant is requesting a five (5) foot street side yard setback to the underlying R-2, Mixed Residential required Fifteen (15) Foot Setback Per Sec. 3.110 of the Zoning Ordinance.

- C. **DEV-2026-103-SE:** Request by Alice's Haus (Laina Howell) 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 611 W. Burbank Street, Fredericksburg, Texas. The current occupancy is 10 and the applicant is requesting an occupancy of 12.
- D. **DEV-2026-104-ADP:** Request by Reeh & Schwing Law Firm (Steve Jones & Dena Largent) to consider an Administrative Appeal of Appendix B, Section 2.100 (Definitions) of the Fredericksburg Code of Ordinances pertaining to the definition of a "Condo" for the property commonly known as 705 E. Highway Street, Unit 104, Fredericksburg, Texas.

5. ACTION ITEMS

- A. Election of New Chair and Vice Chair

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 August 12, 2026, on the bulletin board of the City of Fredericksburg, City Hall at East Campus, 2818 E. U.S. Hwy. 290, Fredericksburg, Texas 78624.



Jan Musgrove
Planner 1