



City of Fredericksburg

Planning and Zoning Commission Meeting Agenda
Wednesday, September 2, 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

Tyler Pansing, Member
Todd Peters, Member
Sondra Sultemeier, Member
Daryl Whitworth, Member

The City of Fredericksburg Planning and Zoning Commission will meet in a regular session on Wednesday, September 2, 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 September 2, 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. 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. August 5, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **DEV-2026-83-ZC:** By Short Elliott Hendrickson, Inc to consider a zoning change for .90 acres from Commercial (C2) To Single Family Residential (R1) and a Zoning Change for 1.35 Acres from Single Family Residential (R1) to Commercial (C2) for property legally described as ABS A0298 and commonly known as 111 Owl Lane, Fredericksburg, Texas.

- i Presentation by the Applicant
- ii Presentation by the Staff
- iii Hold Public Hearing

- iv Take Action on the Zoning Change
- B. **Dev-2026-97-CUP - 1403 E Main** - By the Nature Shoppe, LLC (Brenda Rather) to consider a Conditional Use Permit (CUP) Per Section 3.200 To Establish and operate a "Limited - Retail Sales" use for the property known as 1403 E Main Street and referred to as ABS A0002 W H Anderson #197, .347 Acres (FCSE) City Southeast.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on Conditional Use Permit (CUP)
- C. **DEV-2026-106-ZC - 708 Whitney** - By Lykke House (Travis & Quinn Dusek) To Consider a zoning change for .21 Acres frp, Single Family Residential (R1) to Neighborhood Commercial (C1) for property legally described as Schaefer BLK a lot 13AR, - Replat and commonly known as 708 Whitney Street Fredericksburg, Texas.
(No Action - Request To Table)
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Zoning Change
- D. **DEV-2026-110-CUP:** By Steven & Ellen Scott to consider a Conditional Use Permit (CUP) Per Section 6.110 to Operate and expand upon a Legal Non-Conforming “STR-UNOCCUPIED” use for the property commonly known as 301 E. Burbank Street and referred to as Mutual #2 Lot 13A, - Replat (FCNE) City Northeast.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Conditional Use Permit (CUP).
- E. **DEV-2026-109-RP:** By Waymaker Land Advisors & Surveyers to consider a Re-Plat per Section 3.05 to Re-Plat Stehling Lot 7-PT, 8-PT and all of LOT 9 and including GE 613 and LOT 132-PT into Three Lots Establishing Stehling Re-plat LOTS 7R, 8R AND 9R for the property commonly known as 311 S. Crockett Street.
 - i Presentation by the Applicant
 - ii Presentation by the Staff
 - iii Hold Public Hearing
 - iv Take Action on the Re-Plat

5. ACTION ITEMS

6. DISCUSSION ITEMS

- A. Director's Report:
 - 1. Unified Development Code Updates
 - 2. Joint Planning & Zoning / City Council Meeting

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda Before 4:30PM on August 25, 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

Jan Musgrove
Planner 1