



City of Fredericksburg

Zoning Board of Adjustment Meeting Agenda
Wednesday, September 16, 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, September 16, 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 September 16, 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. 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. August 19, 2026, Regular Meeting Minutes

4. PUBLIC HEARING

- A. **DEV-2026-104-ADP:** 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 LOCATED AT 705 E. HIGHWAY STREET, UNIT 104, FREDERICKSBURG, TEXAS.

- B. **DEV-2026-119-SE:** BY REEH & SCHWING LAW FORM (CURT & MISTY HARLAN) TO CONSIDER A SPECIAL EXCEPTION PER SEC. 5.500 – BOARD OF ADJUSTMENT SUBSECTION A (1) TO ALLOW FOR A STR-UNOCCUPIED PERMIT FOR PROPERTY LOCATED AT 205 W. CREEK STREET, FREDERICKSBURG, TEXAS.
- C. **DEV-2026-124-ZVAR:** BY HOMINICK HOMES (AARON HOMINICK) TO CONSIDER 3 VARIANCES PER SEC. 5.600 “VARIANCE PROCEDURE” FOR PROPERTY LOCATED AT 601 N LLANO STREET, FREDERICKSBURG, TEXAS.

THE APPLICANT IS REQUESTING A TWENTY (20) FOOT STREET SIDE YARD SETBACK TO THE UNDERLYING C-1, NEIGHBORHOOD COMMERCIAL REQUIRED TWENTY-FIVE (25) FOOT SETBACK PER SECTION 3.200 OF THE ZONING ORDINANCE.

THE APPLICANT IS REQUESTING RELIEF FROM THE PROVISIONS OF SECTION 3.200, OF THE ZONING ORDINANCE, REQUIRING MINIMUM LOT SIZE REQUIREMENTS OF 7,500 SQUARE FEET WITHIN THE C-1, NEIGHBORHOOD COMMERCIAL DISTRICT.

THE APPLICANT IS REQUESTING RELIEF FROM THE PROVISIONS OF SECTION 7.860, OF THE ZONING ORDINANCE, PROHIBITING THE ESTABLISHMENT OF MORE THAN ONE ACCESS POINT WITHIN 200 FEET OF LINEAL FRONTAGE.

5. ACTION ITEMS

6. DISCUSSION ITEMS

- A. Director's Report:
 - 1. Unified Development Code Update

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on September 9, 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