



Planning and Zoning Commission Regular Meeting Agenda
December 4, 2025 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER:

1. **MINUTES:**

1.A Approval of meeting minutes from the October 2, 2025, regular meeting.

2. **PUBLIC HEARING, CONSIDERATION & ACTION:**

2.A A change in zoning from Light Commercial Zoning District (C-2) to General Commercial Zoning District (C-3) for the property addressed as 2905 Memorial Blvd, Kerrville, Texas, 78028; ABS A0360, Wallace Survey 112, Acres 0.61. (Case No. PZ-2025-19)

3. **CONSIDERATION AND FINAL ACTION:**

3.A Approval of the Windridge Unit 1 Final Plat.

3.B Review and discuss potential Zoning Code updates and make a recommendation to the City Council.

4. **ADJOURN.**

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 11/21/2025 at 11:30 a.m. and remained posted continuously for at least 3 business days preceding the scheduled time of the meeting.

Shelley McElhannon, TRMC, City Secretary, City of Kerrville, Texas



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of meeting minutes from the October 2, 2025, regular meeting.

AGENDA DATE: December 4, 2025

DATE SUBMITTED: 11/14/2025

SUBMITTED BY:

EXHIBITS:

1. 20251002_Meeting Minutes_draft

Expenditure:
Account Number:
**Payment to/Vendor
name:**

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
No

Key Priority Area:

SUMMARY:

RECOMMENDED ACTION:

Approve or approve with specific corrections.

**PLANNING AND ZONING COMMISSION
MINUTES
REGULAR MEETING**

**KERRVILLE, TEXAS
OCTOBER 2, 2025 4:00 PM**

PLANNING & ZONING MEMBERS PRESENT: PLANNING & ZONING MEMBERS

Chair Michael Sigerman
Kim Richards
Vice Chair David Lipscomb
Abram Bueche
Tabor McMillan

ABSENT:
Kevin Bernhard
Kari Bock

CITY EXECUTIVE STAFF:

Drew Paxton, Director of Planning and
Development
Steve Melander, Senior Planner

CALL TO ORDER:

Meeting called to order by Chair Mike Sigerman at 4:00pm.

1. MINUTES:

1.A Approval of meeting minutes from the September 4, 2025, regular meeting.

Abram Bueche made a motion to approve the meeting minutes. Tabor McMillan seconded the motion and the motion passed 5-0.

2. CONSIDERATION AND FINAL ACTION:

2.A A final plat establishing Gardens at Comanche Trace, Phase 1, an 18.251-acre tract of land located in the William Watt Survey No. 64, Abstract No. 363, Kerr County, Texas, and being a portion of a called 610.79-acre tract of land as described in Document No. 22-03728 of the Official Public Records of Kerr County, Texas. (Case 2025-029)

Steve Melander presented the case.

A general discussion occurred.

Wyatt Krause was called to speak.

Tabor McMillan made a motion to approve the final plat with conditions of approval. David Lipscomb seconded the motion and the motion passed 5-0.

3. **STAFF REPORT:**

Next P&Z meeting is scheduled for November 6, 2025, at 4pm in City Hall Council Chambers.

Welcome to our newest Commissioner, Kari Bock. She will begin attending at the next meeting.

4. **ADJOURN.**

Meeting adjourned by Chair Mike Sigerman at 4:06pm.

APPROVED: BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Gardens at Comanche Trace Phase 1 Final Plat

Conditions of Approval

Case 2025-029

9/25/25

Prior to the City of Kerrville signing the final plat for submittal to the County for recording, the following items shall be completed by the developer and confirmed by City staff:

1. All public improvements must be completed, inspected and accepted by Engineering.
2. For completed, inspected, and accepted public improvements, a warranty bond/security must be posted with Engineering.
3. Engineering shall issue a letter confirming that all public improvements have been completed, inspected and accepted, and that the warranty bond/security has been posted.
4. Obtain confirmation from all public and private utilities serving the project that all required utility easements are clearly and accurately identified on the plat.
5. Reference the recording file numbers for the Comanche Trace Phase 18 Amending Plat (Case 2025-028) and variable width drainage easement.
6. Pay Parkland Dedication fee per City of Kerrville Ordinance 2022-01.

When the above items have been addressed by the developer and confirmed by City staff, please provide the following to the City for submittal to the County for recording:

7. A minimum of two executed mylars.
8. A minimum of one executed white bond.
9. Original tax certificates from the County and ISD showing a zero balance.
10. Contact information for the County to call for payment of recording fees.



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

CAPTION: A change in zoning from Light Commercial Zoning District (C-2) to General Commercial Zoning District (C-3) for the property addressed as 2905 Memorial Blvd, Kerrville, Texas, 78028; ABS A0360, Wallace Survey 112, Acres 0.61. (Case No. PZ-2025-19)

AGENDA DATE: December 4, 2025

DATE SUBMITTED: 11/14/2025

SUBMITTED BY:

EXHIBITS:

1. PZ-2025-19_Location Map
2. PZ-2025-19_Current Zoning
3. PZ-2025-19_K2050 Future Land Use
4. PZ-2025-19_Land Use Table Comparison

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Proposal

A change in zoning from Light Commercial Zoning District (**C-2**) **to** General Commercial Zoning District (**C-3**) for the property addressed as **2905 Memorial Blvd**, Kerrville, Texas, 78028; ABS A0360, Wallace Survey 112, Acres 0.61. (Case No. PZ - 2025-19)

The applicant is requesting a change in zoning to provide more flexibility in land uses for the purpose of leasing the property. The property is the old Wagonmaster location at the corner of Memorial Blvd and Riverside Dr. The property owner has received close to a dozen inquiries to lease the property. Unfortunately, current zoning does not allow for any of the proposed businesses to operate at this location.

The property consists of a building that has a reception area, an office, indoor storage space, and a vehicular bay with roll-up door, and approximately a quarter acre of parking and outdoor storage space. Due to proximity to the Guadalupe River, all

automotive repair-related businesses are not permitted, even with a Conditional Use Permit. That limits the land uses at this location to the ones identified on the attached Land Use Table, highlighted in yellow.

Procedural Requirements

- **Public notification letters:** Sent to **17 adjacent property owners** on **11/20/25**
- **Public notice publication:** Hill Country Community Journal on **11/12/25**
- **Public hearing sign:** Posted on **12/21/25**
- **Public comment received:** None at time of drafting this agenda bill.

Staff Analysis & Recommendation

Consistency with Kerrville 2050 Plan

- Located within the Community Commercial (CC) land use area on the Future Land Use Plan.
- Proposed zoning change fits within the intent of the K2050 Plan.
- Location is developed in a way that accommodates the additional uses permitted under C-3.
- Proposed location is adjacent to existing commercial property.
- **Conclusion:** The request aligns with the intent of the Kerrville 2050 goals for this area.

Adjacent Zoning & Land Uses

- **Subject Property:**
 - **Current Zoning:** Light Commercial (C-2)
 - **Existing Use:** Former Wagonmaster location- currently vacant
- **North:** Memorial Blvd and Riverside Drive
 - **Existing Use:** Public Roadway
- **South:** Light Commercial (C-2)
 - **Existing Use:** Single-Family Residence
- **West:** Neighborhood Commercial (C-1)
 - **Existing Use:** Nonconforming RV Park
- **East:** Memorial Blvd
 - **Existing Use:** Highway

Thoroughfare & Traffic Impact

- No impact on the thoroughfare system
- No impact to traffic

Parking Requirements

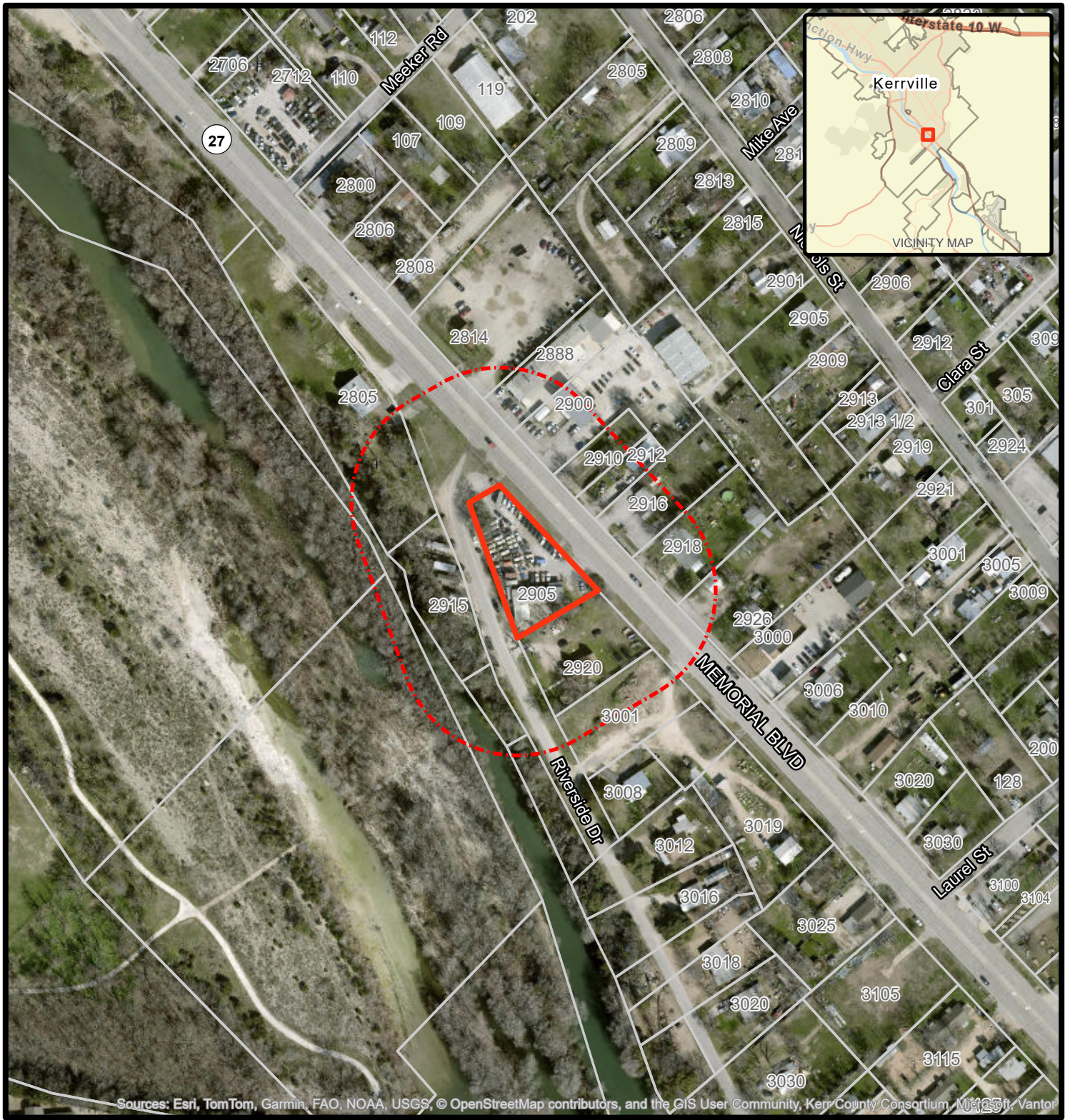
- Off-street parking requirements will be met due to the existing large paved area.

Recommendation

- **Based on the consistency with the Kerrville 2050 Comprehensive Plan and existing surrounding uses and zoning, staff recommends approval of the case.**

RECOMMENDED ACTION:

Approve the zoning change.



Location Map


Case # PZ-2025-19

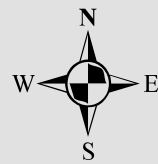
Location:

2905 Memorial Blvd

10/29/2025

Legend

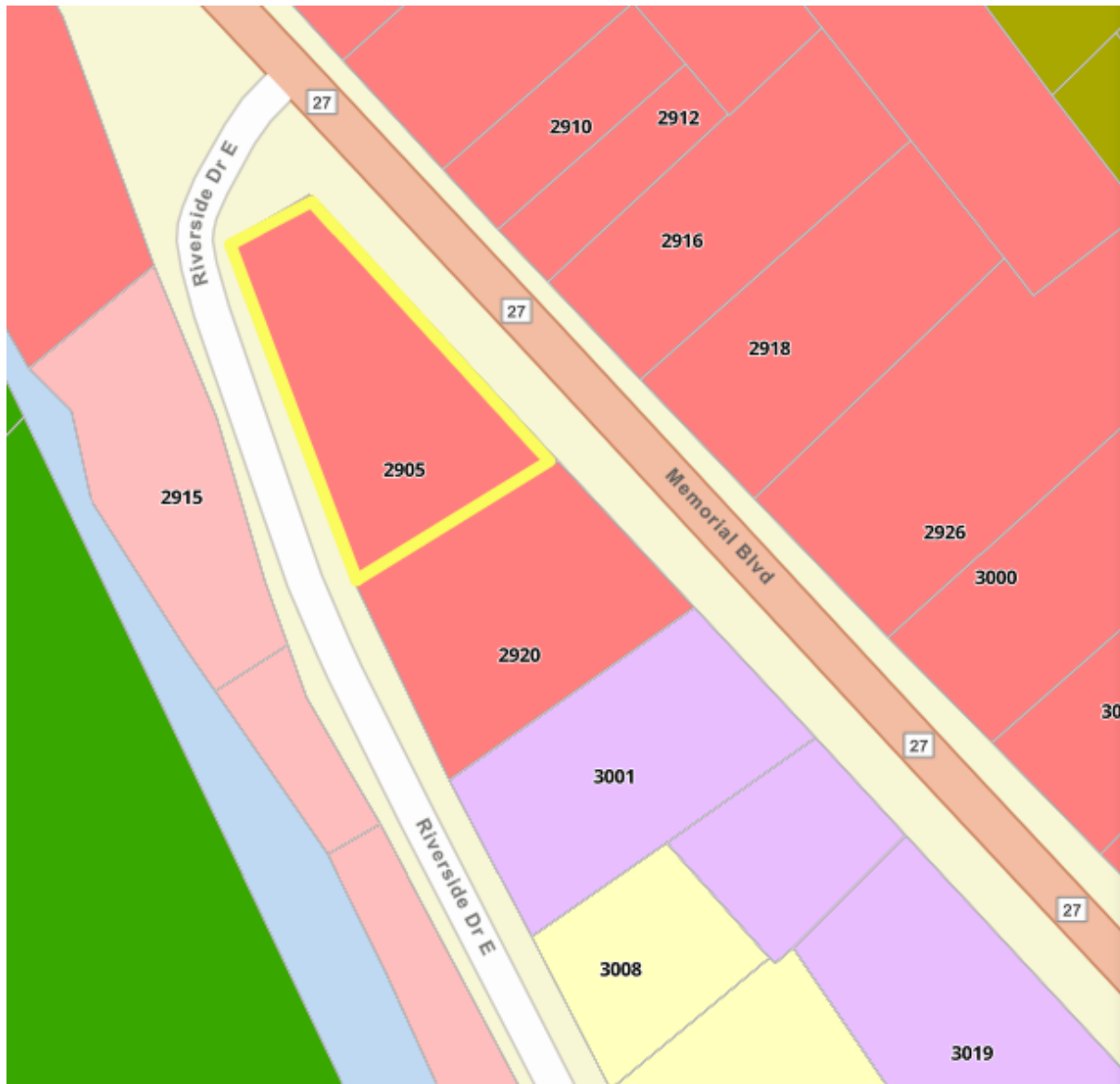
-  Subject Properties
-  200 Feet Notification Area




















0 75 150 300

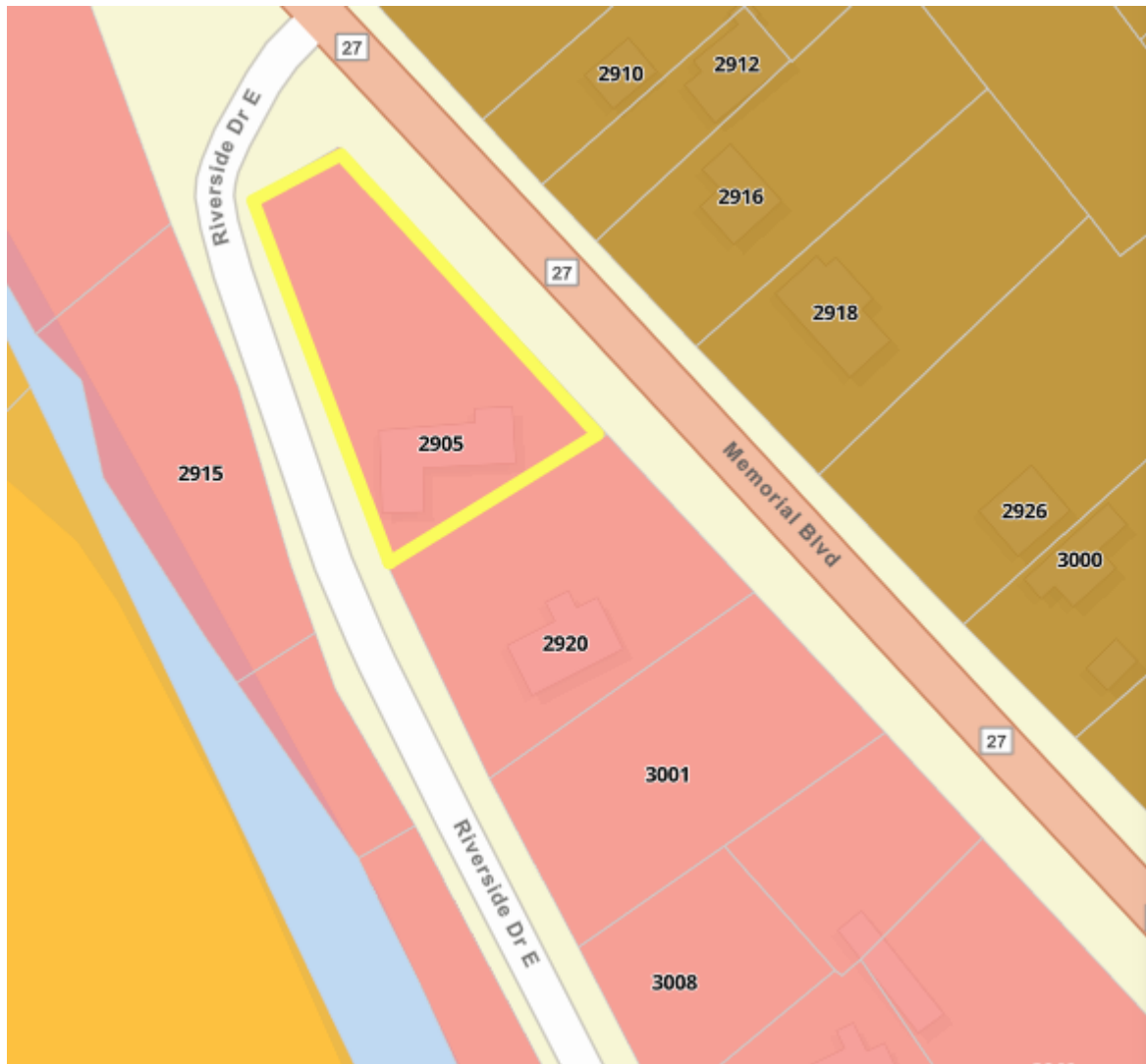
Scale In Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.



Zoning District (Current)

-  RE Estate Residential
-  R-1 Single-Family Residential
-  R-1A Single-Family Residential with Accessory Dwelling Unit
-  R-2 Medium Density Residential
-  R-3 Multifamily Residential
-  RM Residential Mix
-  RT Residential Transition
-  C-1 Neighborhood Commercial
-  C-2 Light Commercial
-  C-3 General Commercial
-  IM Industrial and Manufacturing
-  DAC Downtown Arts and Culture
-  MU Mixed Use
-  PD Planned Development
-  PI Public and Institutional
-  AD Airport
-  AG Agriculture
-  DC Downtown Core



Kerrville 2050 Future Land Use 2025

Place Type

- Agriculture, Conservation, and Recreation (ACR)
- Community Commercial (CC)
- Downtown (D)
- Entertainment - Mixed Use (EMU)
- Estate Residential (ER)
- Heavy Commercial - Light Industrial (HCLI)
- Neighborhood Residential (NR)
- Park and Open Space (PO)
- Preservation Residential (PR)
- Public Use (PU)
- Regional Commercial (RC)
- Rural Living (RL)
- Transitional Residential (TR)
- Undefined

Table 1, Land Use Table

LAND USES			Notes (Adopted by Ord 2022-28, September 27, 2022)
	C-2	C-3	
Accessory Building or Structure	P	P	
Alcoholic Beverage Sales for Off-Premise Consumption	P	P	
Ambulance Service, Private		P	
Ambulatory Surgical Center	P	P	
Amusement Center, Indoor	P	P	
Amusement Center, Outdoor	C	P	
Antique Store	P	P	
Appliance Repair/Sale, Used Appliances	P	P	
Appliance Store	P	P	
Art Studio/Gallery	P	P	
Artisan's/Craftsman's Workshop	P	P	
Assisted Living Facility	C2A	P2A	2A City's health & Safety standards, if any, apply. Must have license required by Code Section 30-6(4)
Automated Teller Machine (ATM)	P	P	
Automobile Dealership, New Auto Sales		P	
Automobile Dealership, Used Auto Sales	C	P	
Automobile Parts Store	P3	P3	3 Subject to requirements of Article IX 60-60(4)
Automobile Rental or Leasing	P	P	
Automobile Service and Repair, Major		P3	3 Subject to requirements of Article IX 60-60(4)
Automobile Service and Repair, Minor	P3	P3	3 Subject to requirements of Article IX 60-60(4)
Automobile Towing/Wrecker Service		C	
Automotive Body Shop		C	
Bail Bonding Agency	P	P	
Bank or Financial Institution	P4	P4	4 Drive-thru subject to requirements of Article IX 60-60(6)
Bar or Cocktail Lounge	P	P	
Barber or Beauty Shop	P	P	
Bed and Breakfast	P	P	
Bicycle and Bicycle Accessory Sales and Repair	P	P	
Boarding Home Facility	P5	P5	5 Must meet the requirements of Chapter 30, Code of Ordinances. Structure must meet the standards, i.e. lot size, structure height, lot coverage, set backs, etc., for the zoning district within which it is located.
Boat (Marine) Dealership		P	
Book Store	P	P	
Brewpub	P	P	
Building Contractor, General	C	P	

LAND USES	Notes (Adopted by Ord 2022-28, September 27, 2022)		
	C-2	C-3	
Building Contractor, Maintenance and Repair	C	P	
Building Contractor, Temporary Field Office	P ₆	P ₆	6 Subject to requirements of Article IX 60-60(14)
Building Contractor, Trade Specialist	C	P	
Cabinetmaking Shop	C	P	
Car Title Loan Business		C	
Car Wash, Full-Service or Self-Service	P ₇	P ₇	7 Subject to requirements of Article IX 60-60(5)
Caretaker's Residence	C	P	
Cemetery	C	C	
Check Cashing Business		C	
Church, Temple, Mosque, or Place of Worship	P	P	
Civic, Fraternal, Philanthropic, Charitable, or Nonprofit Organization	P	P	
Clothing and Apparel Store	P	P	
College or University, Private	P	P	
College or University, Public	P	P	
Community Garden	P ₈	P ₈	8 Subject to requirements of Article IX 60-60(8)
Continuing Care Facility	C	P	
Convenience Store with Fuel Sales	P ₉	P ₉	9 Subject to requirements of Article IX 60-60(1)
Convenience Store without Fuel Sales	P	P	
Dance Hall/Event Center		P	
Day Care Services, Adult	P ₁₀	P ₁₀	10 Subject to requirements of Article IX 60-60(3)
Day Care Services, Children	P ₁₀	P ₁₀	10 Subject to requirements of Article IX 60-60(3)
Department or General Merchandise Store	P	P	
Dinner Theatre	P	P	
Distillery		P	
Dormitory, sorority or fraternity house	P _{10A}	P _{10A}	10A allowed within these district by right only when located within one-half mile from an higher educational institution
Driving Instruction School	P	P	
Drug Store	P	P	
Dwelling, Live/Work	P	P	
Dwelling, Multifamily		P	
Electronic Sales/Service	P	P	
Equipment Rental, Heavy, No Outdoor Storage		P	
Equipment Rental, Light, No Outdoor Storage	P	P	
Equipment Rental, Light, With Outdoor Storage		P	
Fabric Store	P	P	
Fair/Rodeo Grounds or Exhibition Hall or Arena		C	
Farm Supply Store, Retail		P	
Farmers' Market	P	P	

LAND USES	Notes (Adopted by Ord 2022-28, September 27, 2022)		
	C-2	C-3	
Fine Arts Classes	P	P	
Fitness Center	P	P	
Flea Market, Indoor		P	
Flea Market, Outdoor/Open Air Market		C	
Florist	P	P	
Food Processing (craft)	P	P	
Food Truck Park	C	C	
Fuel (Gasoline/Propane) Sales, Retail	P ₉	P ₉	₉ Subject to requirements of Article IX 60-60(1)
Funeral Services	P	P	
Furniture, Home Furnishings, and Home Decorating and Decor Store	P	P	
Furniture Repair and Sale, Used	P	P	
Garden Center/Nursery With Outside Storage	P	P	
Garden Center/Nursery, Without Outside Storage	P	P	
Grocery Store	P	P	
Guidance Services	P		
Gunsmith and Locksmith Shop	P	P	
Halfway House	P ₅	P ₅	₅ Must meet the requirements of Chapter 30, Code of Ordinances. Structure must meet the standards, i.e. lot size, structure height, lot coverage, set backs, etc., for the zoning district within which it is located.
Hardware Store	P	P	
Home Improvement Center		P	
Hospital		P	
Hotel (See also, Motel)		P	
Independent Living Facility for Seniors	C	P	
Jewelry Store	P	P	
Job and Vocational Training Center	P	P	
Kennel, Up to 11 Animals, Indoor Pens	P	P	
Kennel, 12 or More Animals, Indoor or Outdoor Pens		P	
Laundromat	P	P	
Laundry/Dry Cleaning Drop-Off/Pick-Up Station	P ₄	P ₄	₄ Drive-thru subject to requirements of Article IX 60-60(6)
Laundry/Dry Cleaning Plant	C	P	
Limousine/Taxi Service		P	
Luggage and Leather Goods Store	P	P	
Lumber Yard		P	
Mailing Service	P	P	
Manufactured Housing Sales		C ₁₃	₁₃ Subject to requirements of Article IX 60-60(10)
Microbrewery	P	P	

LAND USES	Notes (Adopted by Ord 2022-28, September 27, 2022)		
	C-2	C-3	
Mini-Storage	P ₁₄	P ₁₄	14 Subject to requirements of Article IX 60-60(2)
Minor Emergency/Urgent Care/Outpatient Medical Clinic	P	P	
Motel		P	
Motorcycle, All Terrain Vehicle, Personal Watercraft Dealership		P	
Movie Theater		P	
Museum	P	P	
Musical Instrument Sales and Repair	P	P	
Newspaper		P	
Nursing Home	C	P	
Office, General (Business or Professional)	P	P	
Office, Medical	P	P	
Office Furniture, Equipment, and Supply Store	P	P	
Parking Lot or Structure, Accessory	P	P	
Parking Lot, Stand-Alone	C	P	
Parking Structure		P	
Pawnshop With Outside Storage		P	
Pawnshop, No Outside Storage	P	P	
Payday Loan Business		C	
Pet and Pet Supply Sales	P	P	
Pet Grooming	P	P	
Photography Studio	P	P	
Photography/Camera Supply Store	P	P	
Print Shop	P	P	
Public or Institutional Facility or Use	P	P	
Radio or Television Station or Broadcasting Studio with Tower		P	
Radio or Television Station or Broadcasting Studio without Tower	P	P	
Recreational Skills Classes	P	P	
Recreational Vehicle Dealership		P	
Recreational Vehicle or Trailer Park		C	
Rectory/Parsonage	P	P	
Repair Shop, Household Items	P	P	
Repair Shop, Personal Items	P	P	
Research and Development Lab		P	
Residential Care Service	P ₅	P ₅	5 Subject to Article 1, Chapter 30, and Article IX 60-60(7)
Restaurant, Food and Beverage Shop	P	P	
Restaurant, General, With Drive-Thru or Drive-In Service	P ₄	P ₄	4 Drive-thru subject to requirements of Article IX 60-60(6)
Restaurant, General, Without Drive-Thru Service	P	P	
School, Private, Elementary	C	C	

LAND USES	Notes (Adopted by Ord 2022-28, September 27, 2022)	
	C-2	C-3
School, Private, Intermediate and Secondary	C	C
School, Public, Elementary	P	P
School, Public, Intermediate and Secondary	P	P
Second-hand/Used Goods Store With Outside Storage		P
Second-hand/Used Goods Store, No Outside Storage	P	P
Security Service	P	P
Security Systems Installation and Monitoring Company	P	P
Showroom, without Warehousing and Distribution	P	P
Smoke Shop	P	P
Solar Energy Facility	C	C
Special Care Facility	C	P
Sporting Goods Store	P	P
Stationery Store	P	P
Tailor, Seamstress, or Needlework Shop	P	P
Tattoo or Permanent Cosmetics Shop, Body Piercing	P	P
Taxidermy Shop	C	P
Toy, Gift, Hobby, and Novelty Shop	P	P
Transportation Terminal, Bus/Aviation		C
Truck Stop and Fueling Station		C ₉
Utility, Local	P	P
Utility, Private or Franchise	C	C
Utility, Public	P	P
Veterinary Services, Small Animal, Indoor Pens	P	P
Warehousing and Distribution		C
Wholesaling		C
Winery	P	P

⁹ Subject to requirements of Article IX 60-60(1)



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

CAPTION: Approval of the Windridge Unit 1 Final Plat.

AGENDA DATE: December 4, 2025

DATE SUBMITTED: 11/14/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-009_Windridge Unit 1 Final Plat_20251107

Expenditure:
Account Number:
**Payment to/Vendor
name:**

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
H – Housing

SUMMARY:

The developer for Windridge Unit 1 has met all Preliminary Plat Conditions of Approval and is requesting approval of the Final Plat for recording.

RECOMMENDED ACTION:

Approve the Final Plat.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL NOTED.

DATED: _____, 2025

MILLROSE PROPERTIES TEXAS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ITS AGENT, UNDER POWER OF ATTORNEY DATED EFFECTIVE APRIL 16, 2025

BY U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: NAME: RICHARD MOTT TITLE: AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

IN ACCORDANCE WITH ARTICLE 82-33(b) OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF "WINDRIDGE SUBDIVISION - UNIT 1", THE OWNERS DO HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

MILLROSE PROPERTIES TEXAS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ITS AGENT, UNDER POWER OF ATTORNEY DATED EFFECTIVE APRIL 16, 2025

BY U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: NAME: RICHARD MOTT TITLE: AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025, BY _____, AUTHORIZED AGENT OF U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, IN ITS CAPACITY AS AGENT OF MILLROSE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, UNDER POWER OF ATTORNEY DATED EFFECTIVE APRIL 16, 2025.

NOTARY PUBLIC SIGNATURE NOTARY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE KERR COUNTY CLERK.

DATED THIS THE ____ DAY OF _____, 2025.

PLANNING & ZONING COMMISSION CITY OF KERRVILLE

I HEREBY CERTIFY THAT SUBDIVISION PLATTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KERRVILLE, TEXAS AND THAT IT IS EXISTING IN AN ACCEPTABLE MANNER AND IS CURRENTLY SERVED BY PUBLIC INFRASTRUCTURE.

DATED THIS ____ DAY OF _____, 2025.

KYLE BURROW, CITY ENGINEER

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF KERRVILLE PLANNING DIVISION.

DATED THIS THE ____ DAY OF _____, 2025.

DREW PAXTON, CHIEF PLANNING OFFICER CITY OF KERRVILLE

STATE OF TEXAS COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED COREY CAMPBELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

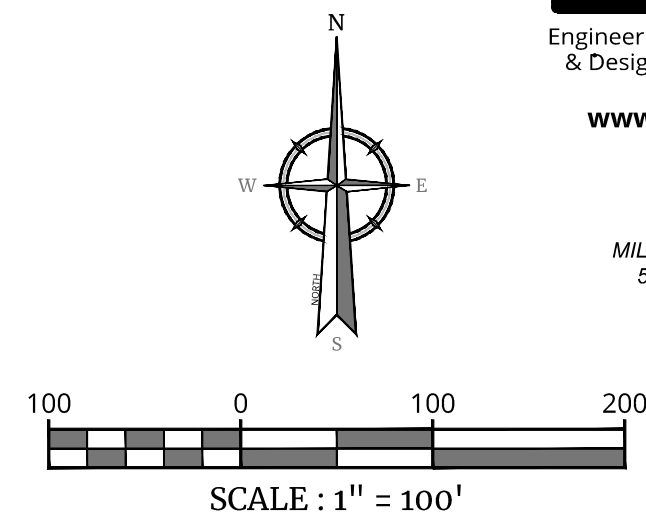
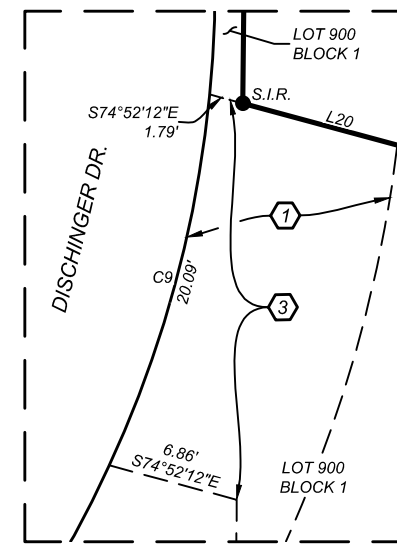
COREY CAMPBELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076 CED SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

FILED FOR RECORD ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ RECORDED ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ IN FILE NO. ____ OF THE OFFICIAL PUBLIC RECORDS IN KERR COUNTY, TEXAS

NADENIE ALFORD, KERR COUNTY CLERK

LEGEND

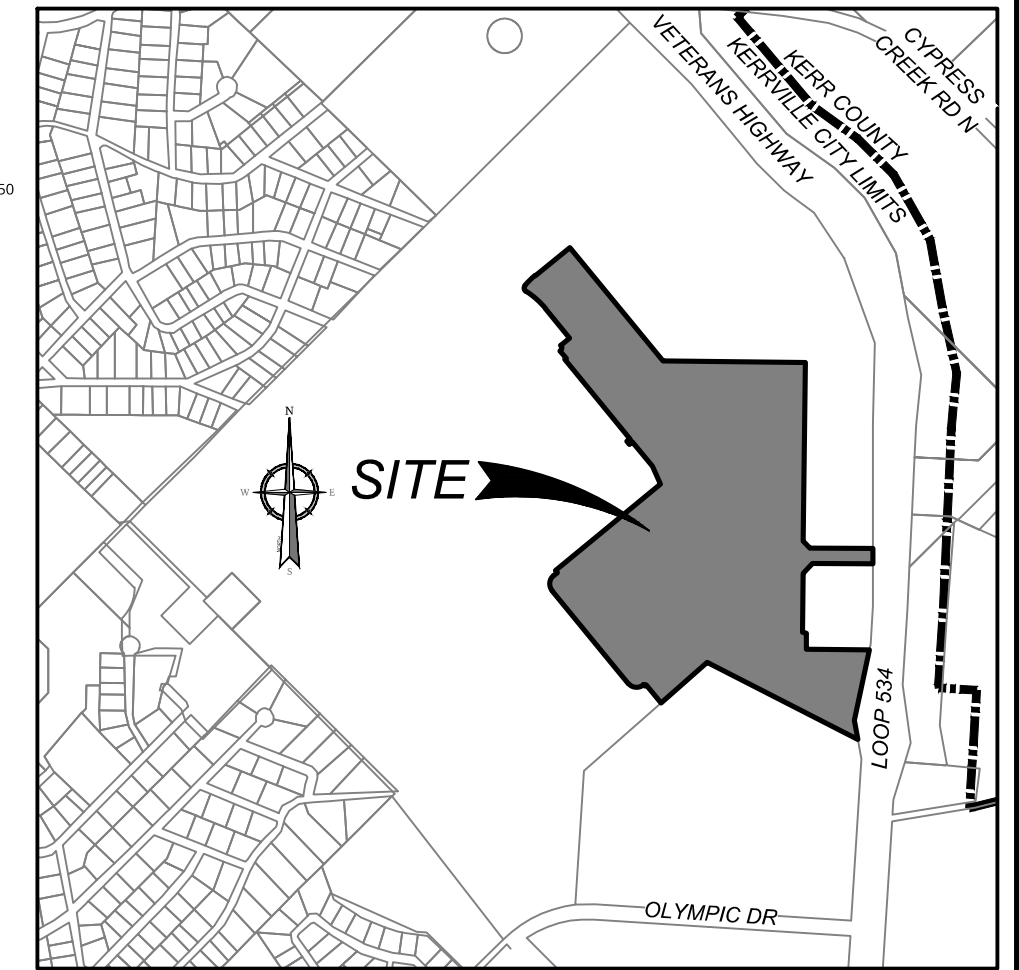
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROPERTY CORNER"
TXDOT MONUMENT
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY, TEXAS
D.R. = DEED RECORDS OF KERR COUNTY, TEXAS
N.T.S. = NOT TO SCALE
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
E = EASEMENT CREATED BY PLAT
E = EXISTING EASEMENT
C = CENTERLINE OF ROAD
DOC. # = DOCUMENT NUMBER



Colliers Engineering & Design

www.colliersengineering.com

OWNER/DEVELOPER MILLROSE PROPERTIES TEXAS, LLC. 5505 WATERFORD DISTRICT DR MIAMI, FL 33126-2209



LOCATION MAP SCALE: 1"=1000'

CITY OF KERRVILLE PLAT FILE No. 2025-009

"WINDRIDGE SUBDIVISION - UNIT 1" A SUBDIVISION WITHIN THE CITY OF KERRVILLE

BEING 48.81 ACRES SITUATED IN THE SAMUEL WALLACE SURVEY NUMBER 114, ABSTRACT 348, AND THE SAMUEL WALLACE SURVEY NUMBER 113, ABSTRACT 347, CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 50.06 ACRE TRACT AS DESCRIBED TO MILLROSE PROPERTIES TEXAS, LLC, AS RECORDED IN DOCUMENT NUMBER 25-00408, IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

NOTES

- 1. BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. EXCEPT AS SHOWN, REFERENCED PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 4826C0490F, DATED MARCH 3, 2011.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF KERRVILLE AND KERR COUNTY ORDINANCES AND RESTRICTIONS.
4. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
5. COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9998981082406

TXDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY TXDOTS "ACCESS MANAGEMENT MANUAL".
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

MAINTENANCE NOTE:

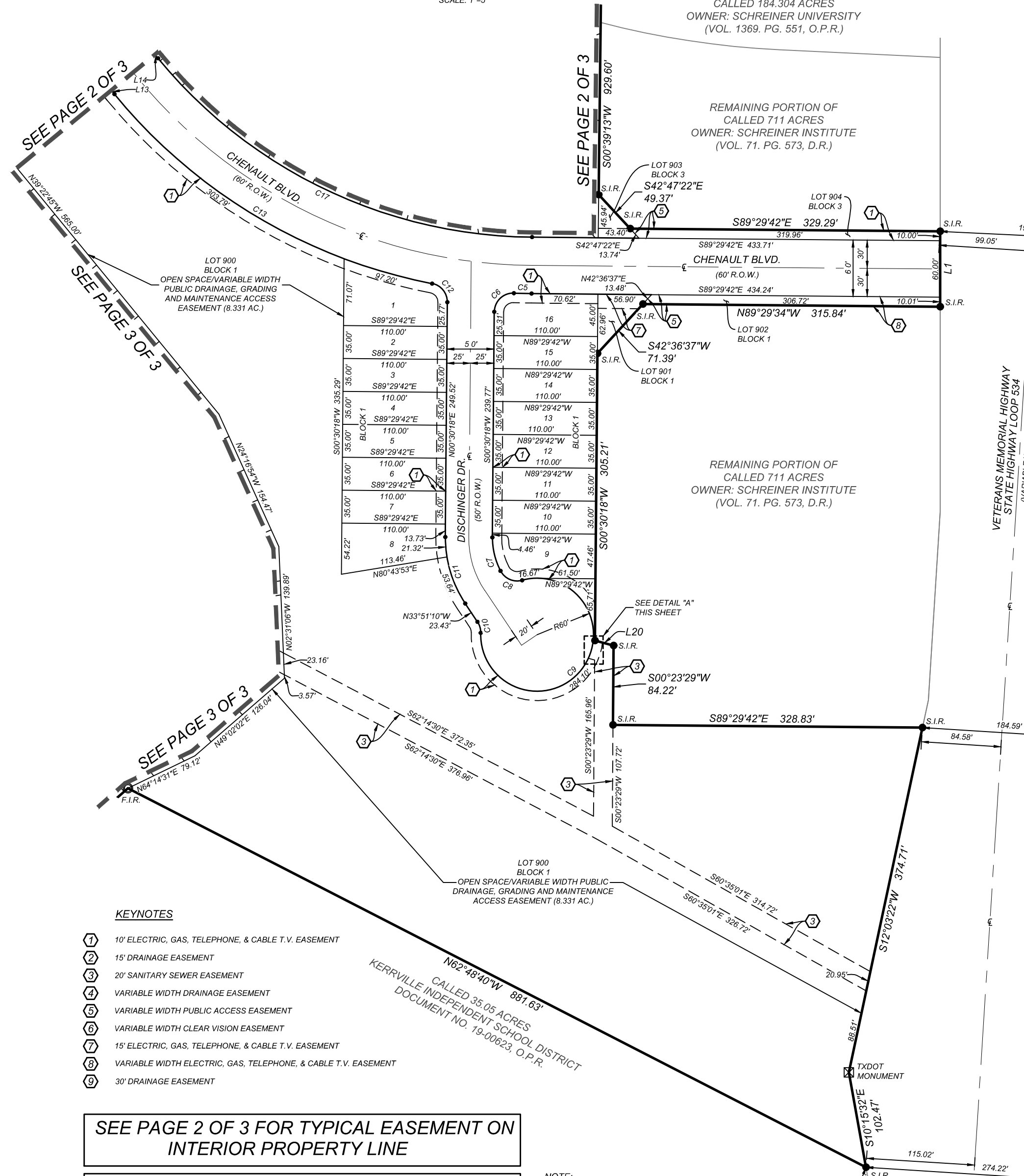
- 1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, TREE SAVE AREAS, INCLUDING LOTS 900, 901, 902 BLOCK 1; LOT 900, BLOCK 2; LOT 900, 901, 902, 903, 904, BLOCK 3; LOT 900, BLOCK 5; LOT 901, BLOCK 10; DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF KERRVILLE OR KERR COUNTY.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

GENERAL NOTE:

PARKLAND DEDICATION FEE TO BE PAID PRIOR TO RECORDING OF FINAL PLAT PER CITY ORDINANCE 2022-01



SEE PAGE 2 OF 3 FOR TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

NOTE: THE PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION ON 5/20/24.

GRID N: 13.926, 386.92 E: 1,933,507.92

PREPARED: Oct 02, 2025

PAGE 1 OF 3

DRAWN BY:

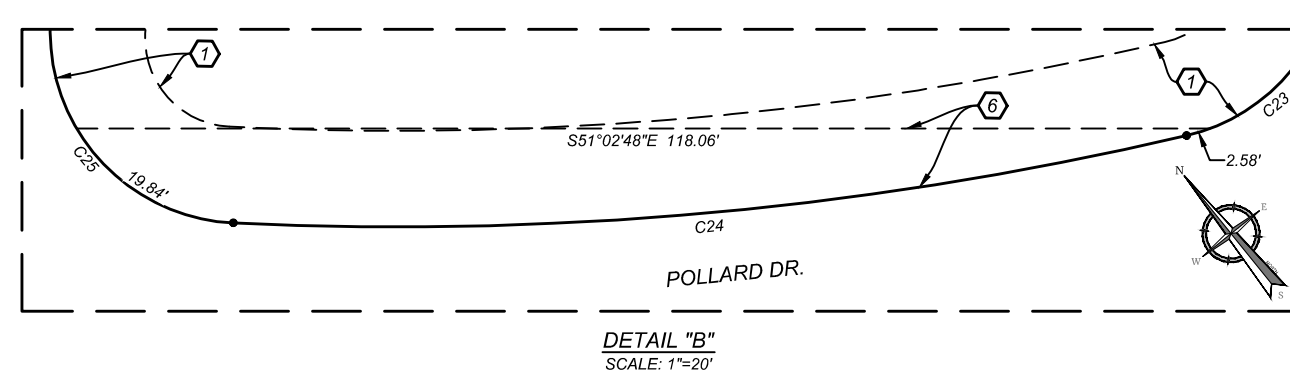
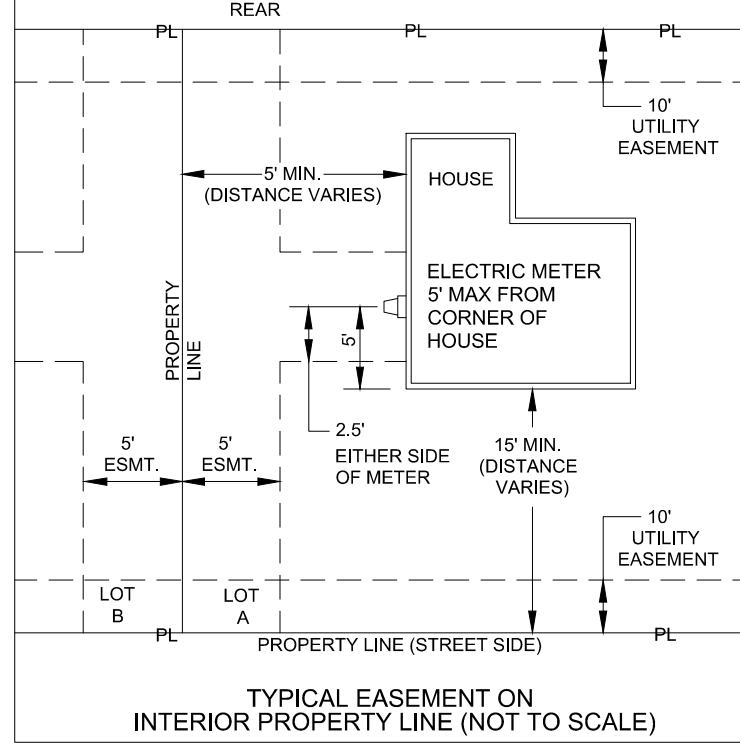
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- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROPERTY CORNER"
 - ⊠ = TXDOT MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY, TEXAS
 - D.R. = DEED RECORDS OF KERR COUNTY, TEXAS
 - N.T.S. = NOT TO SCALE
 - AC. = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - Ⓢ = EASEMENT CREATED BY PLAT
 - Ⓞ = EXISTING EASEMENT
 - +— = CENTERLINE OF ROAD
 - DOC. # = DOCUMENT NUMBER

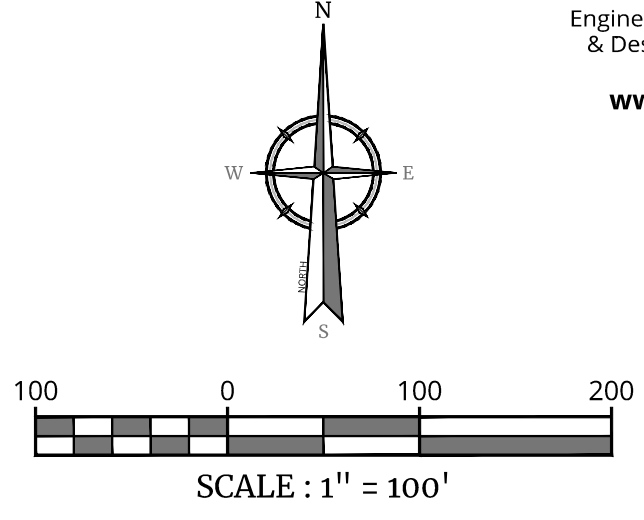
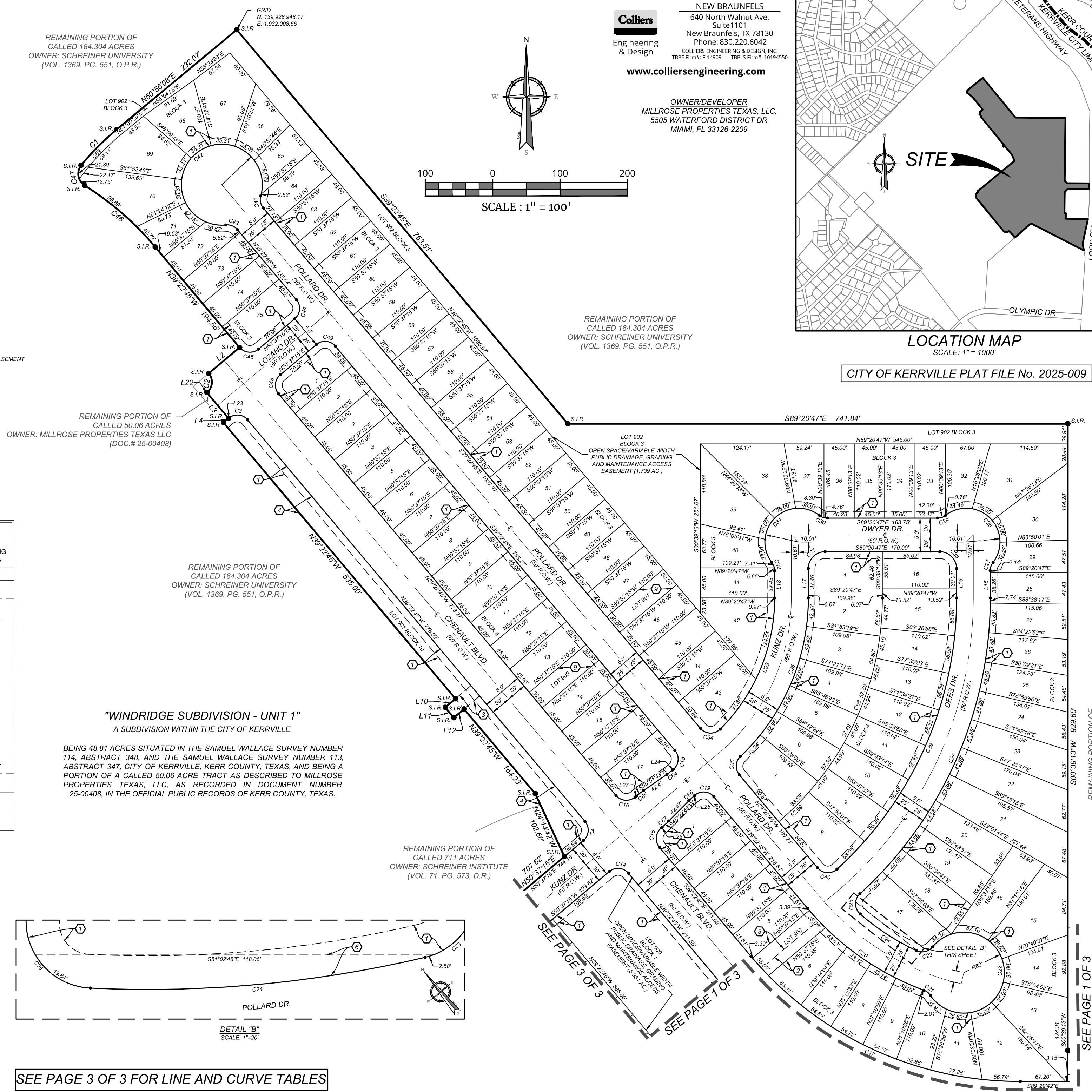
- KEYNOTES**
- ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ② 15' DRAINAGE EASEMENT
 - ③ 20' SANITARY SEWER EASEMENT
 - ④ VARIABLE WIDTH DRAINAGE EASEMENT
 - ⑤ VARIABLE WIDTH PUBLIC ACCESS EASEMENT
 - ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT
 - ⑦ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑧ VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ⑨ 30' DRAINAGE EASEMENT

NOTE: K.P.U.B. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLINGS. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

K.P.U.B. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

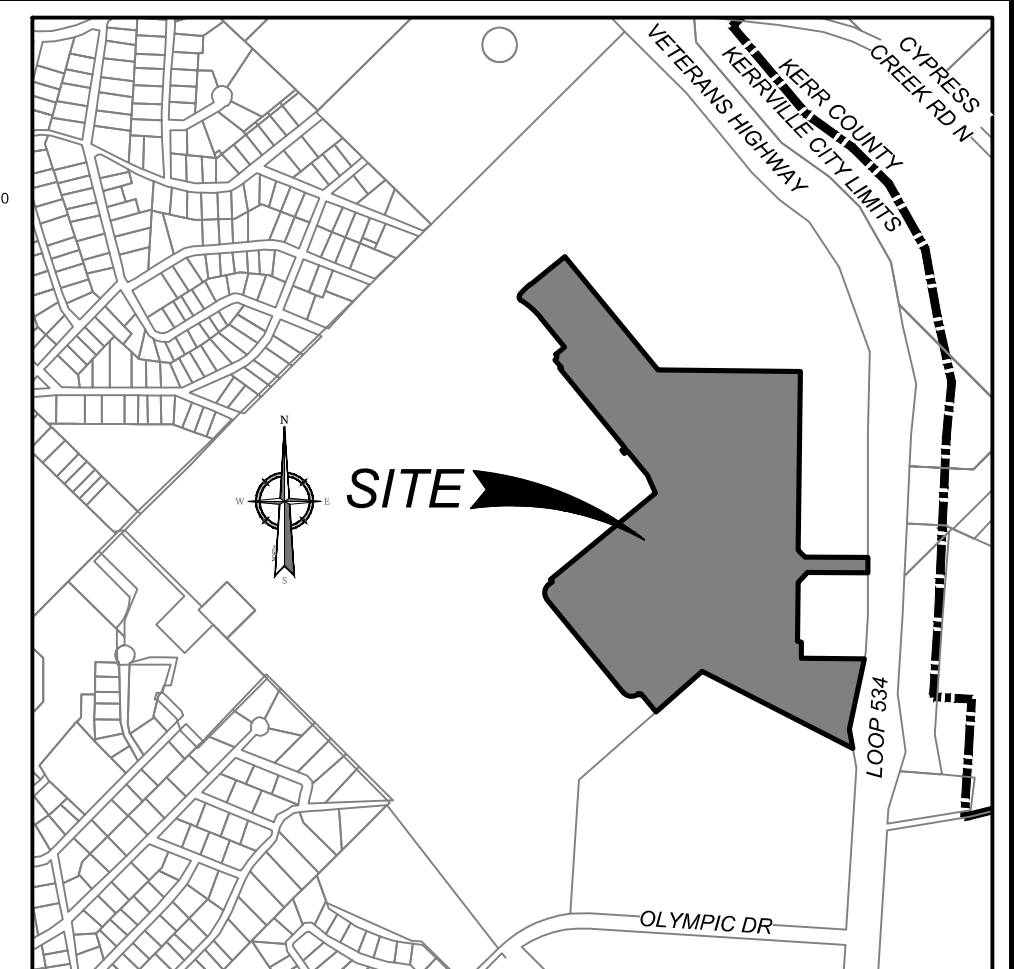


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Engineering & Design
www.colliersengineering.com

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

OWNER/DEVELOPER
MILLROSE PROPERTIES TEXAS, LLC.
5505 WATERFORD DISTRICT DR
MIAMI, FL 33126-2209

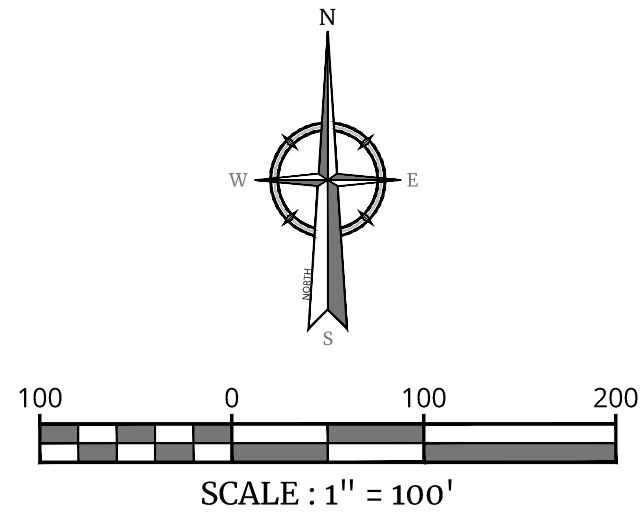
REMAINING PORTION OF CALLED 184.304 ACRES
OWNER: SCHREINER UNIVERSITY
(VOL. 1369, PG. 551, O.P.R.)



CITY OF KERRVILLE PLAT FILE No. 2025-009

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	74.89'	401.62'	37.55'	10°41'00"	74.78'	N45°28'48"E
C2	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C3	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C4	31.81'	20.25'	20.25'	90°00'00"	28.64'	N5°37'15"E
C5	18.74'	580.00'	9.37'	1°51'04"	18.74'	N88°34'10"W
C6	32.06'	20.00'	20.66'	91°51'04"	28.74'	S46°25'50"W
C7	37.02'	75.00'	18.90'	28°17'01"	36.65'	S13°38'12"E
C8	27.10'	20.00'	16.09'	77°37'52"	25.07'	S66°35'39"E
C9	300.77'	60.00'	44.22'	287°12'58"	71.20'	S38°11'54"W
C10	12.45'	20.00'	6.43'	35°39'33"	12.25'	N16°01'23"W
C11	74.98'	125.00'	38.64'	34°21'28"	73.84'	N16°40'26"W
C12	27.75'	20.00'	16.63'	79°29'46"	25.58'	N39°37'15"W
C13	400.99'	580.00'	208.88'	39°36'43"	393.05'	N59°11'06"W
C14	31.81'	20.25'	20.25'	89°59'26"	28.64'	N84°22'45"W
C15	31.56'	20.25'	20.00'	89°16'54"	28.46'	S5°58'37"W
C16	31.56'	20.25'	20.00'	89°16'54"	28.46'	N84°44'06"W
C17	454.84'	520.00'	243.12'	50°06'56"	440.47'	S64°26'14"E
C18	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C19	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C20	212.77'	410.00'	108.84'	29°44'02"	210.39'	N54°14'45"W
C21	12.46'	20.00'	6.44'	35°42'13"	12.26'	N51°15'40"W
C22	300.06'	60.00'	44.78'	286°32'08"	71.77'	S3°19'23"W
C23	26.43'	20.00'	15.54'	75°42'15"	24.55'	N77°54'27"E
C24	100.04'	360.00'	50.34'	15°55'16"	99.71'	N56°16'48"W
C25	33.69'	20.00'	22.42'	96°31'10"	29.85'	S0°03'35"E
C26	493.76'	595.00'	262.09'	47°32'47"	479.71'	S24°25'36"W
C27	13.06'	20.00'	6.77'	37°24'12"	12.83'	S19°21'18"W
C28	143.82'	50.00'	374.90'	164°48'23"	99.12'	S44°20'47"E
C29	13.06'	20.00'	6.77'	37°24'12"	12.83'	N71°57'07"E
C30	13.06'	20.00'	6.77'	37°24'12"	12.83'	S70°38'42"E
C31	143.82'	50.00'	374.90'	164°48'23"	99.12'	S45°39'13"W
C32	13.06'	20.00'	6.77'	37°24'12"	12.83'	N18°02'53"W
C33	216.24'	275.00'	114.06'	45°03'09"	210.71'	N23°10'47"E
C34	33.13'	20.00'	21.79'	94°54'54"	29.47'	S86°50'11"E
C35	30.15'	20.00'	18.77'	86°22'09"	27.37'	N3°48'20"E
C36	262.84'	325.00'	139.08'	46°20'12"	255.73'	N23°49'19"E
C37	39.27'	25.00'	25.00'	90°00'00"	35.36'	N45°39'13"E
C38	39.27'	25.00'	25.00'	90°00'00"	35.36'	S44°20'47"E
C39	452.61'	545.00'	240.27'	47°34'57"	439.71'	S24°26'41"W
C40	32.25'	20.00'	20.85'	92°23'06"	28.87'	N85°34'18"W
C41	19.47'	20.00'	10.58'	55°46'16"	18.71'	S11°29'37"E
C42	305.30'	60.00'	40.82'	291°32'33"	67.50'	N60°37'15"E
C43	19.47'	20.00'	10.58'	55°46'16"	18.71'	N67°15'53"W
C44	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C45	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C46	139.48'	430.36'	70.36'	18°34'13"	138.87'	N48°18'03"W
C47	34.14'	20.66'	22.42'	94°41'19"	30.39'	N9°46'43"W
C48	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C49	31.42'	20.00'	20.00'	90°00'00"	28.28'	S84°22'45"E
C50	31.42'	20.00'	20.00'	90°00'00"	28.28'	S5°37'15"W
C51	32.94'	125.00'	16.56'	15°05'51"	32.84'	S31°49'49"E
C52	11.11'	20.00'	5.70'	31°48'57"	10.96'	S40°11'22"E
C53	136.76'	50.00'	242.65'	156°42'48"	97.94'	S22°15'33"W
C54	17.45'	20.00'	9.33'	49°59'41"	16.90'	S75°37'06"W
C55	32.68'	25.00'	19.15'	74°54'09"	30.40'	N13°10'11"E
C56	19.78'	75.00'	9.94'	15°05'51"	19.71'	N31°49'49"W
C57	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C58	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C59	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C60	31.42'	20.00'	20.00'	90°00'00"	28.28'	N5°37'15"E
C61	31.42'	20.00'	20.00'	90°00'00"	28.28'	N84°22'45"W
C62	86.39'	55.00'	55.00'	90°00'00"	77.78'	N5°37'15"E
C63	86.39'	55.00'	55.00'	90°00'00"	77.78'	N84°22'45"W
C64	10.52'	115.00'	5.26'	5°14'28"	10.52'	S53°14'29"W
C65	13.13'	134.75'	6.57'	5°35'02"	13.13'	S53°24'47"W
C66	10.52'	115.00'	5.26'	5°14'28"	10.52'	S48°00'02"W
C67	13.13'	134.75'	6.57'	5°35'02"	13.13'	S47°49'44"W
C68	377.50'	434.98'	201.56'	49°43'27"	365.77'	N25°30'56"E
C69	90.28'	360.00'	45.38'	14°22'09"	90.05'	N43°52'41"E

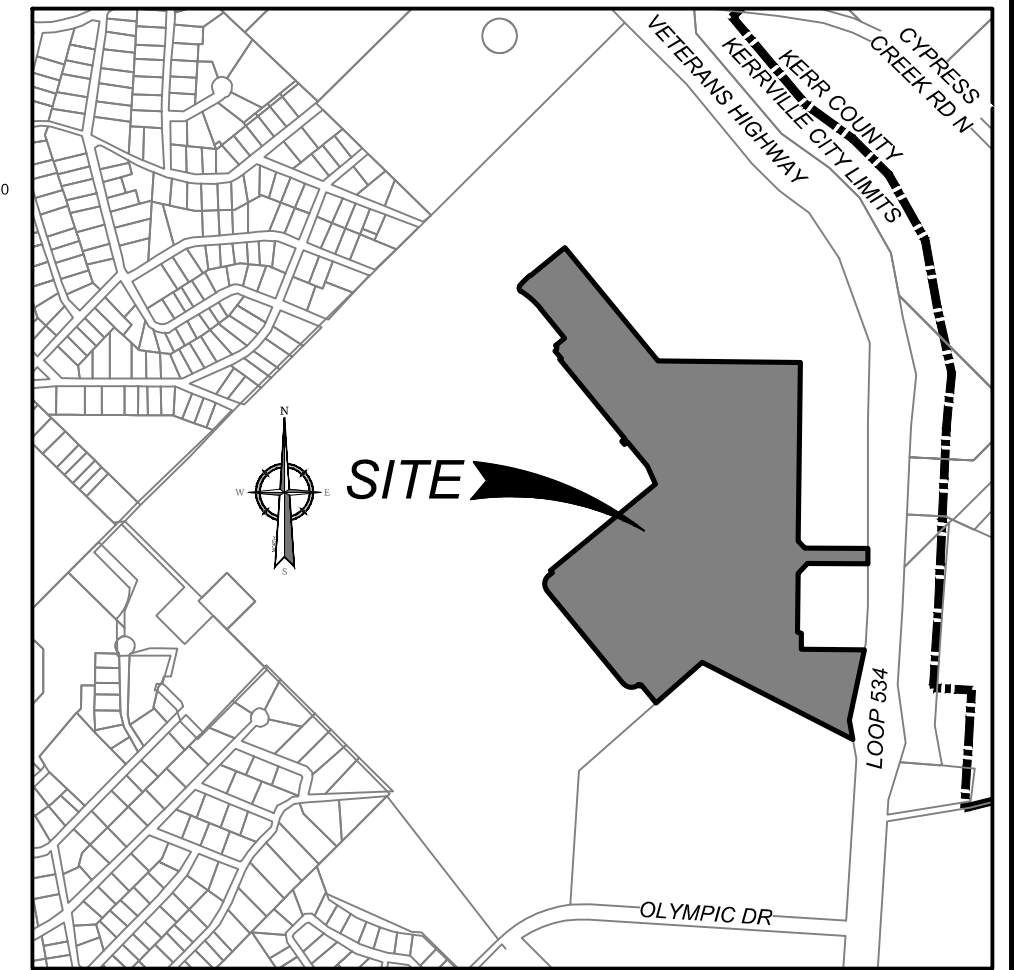
LINE TABLE			
LINE	LENGTH	BEARING	
L1	80.01'	S0°00'02"E	
L2	60.00'	N50°37'15"E	
L3	50.00'	N39°22'45"W	
L4	9.75'	N50°37'15"E	
L5	15.00'	N39°22'45"W	
L6	25.53'	N50°37'15"E	
L7	3.66'	S50°37'15"W	
L8	8.94'	S50°37'15"W	
L9	3.66'	N50°37'15"E	
L10	20.00'	N50°37'15"E	
L11	20.00'	N39°22'45"W	
L12	20.00'	S50°37'15"W	
L13	211.36'	N39°22'45"W	
L14	211.62'	N39°22'45"W	
L15	40.40'	S0°39'13"W	
L16	43.53'	S0°39'13"W	
L17	43.53'	N0°39'13"E	
L18	40.40'	N0°39'13"E	
L19	10.00'	N39°22'45"W	
L20	20.50'	S74°52'12"E	
L22	0.25'	N50°37'15"E	
L23	0.25'	S50°37'15"W	
L24	1.51'	S50°37'15"W	
L25	1.51'	S50°37'15"W	
L26	2.32'	S50°37'15"W	
L27	2.32'	S50°37'15"W	



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NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

OWNER/DEVELOPER
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5505 WATERFORD DISTRICT DR
MIAMI, FL 33126-2209



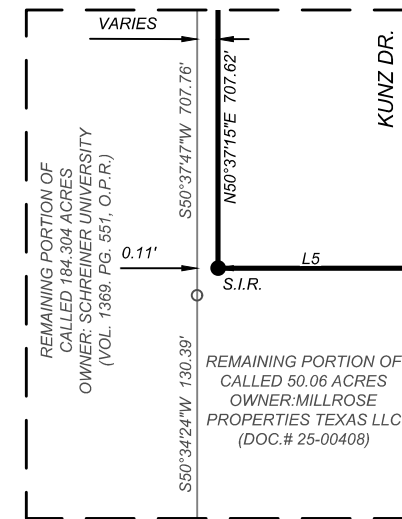
LOCATION MAP
SCALE: 1" = 1000'

CITY OF KERRVILLE PLAT FILE No. 2025-009

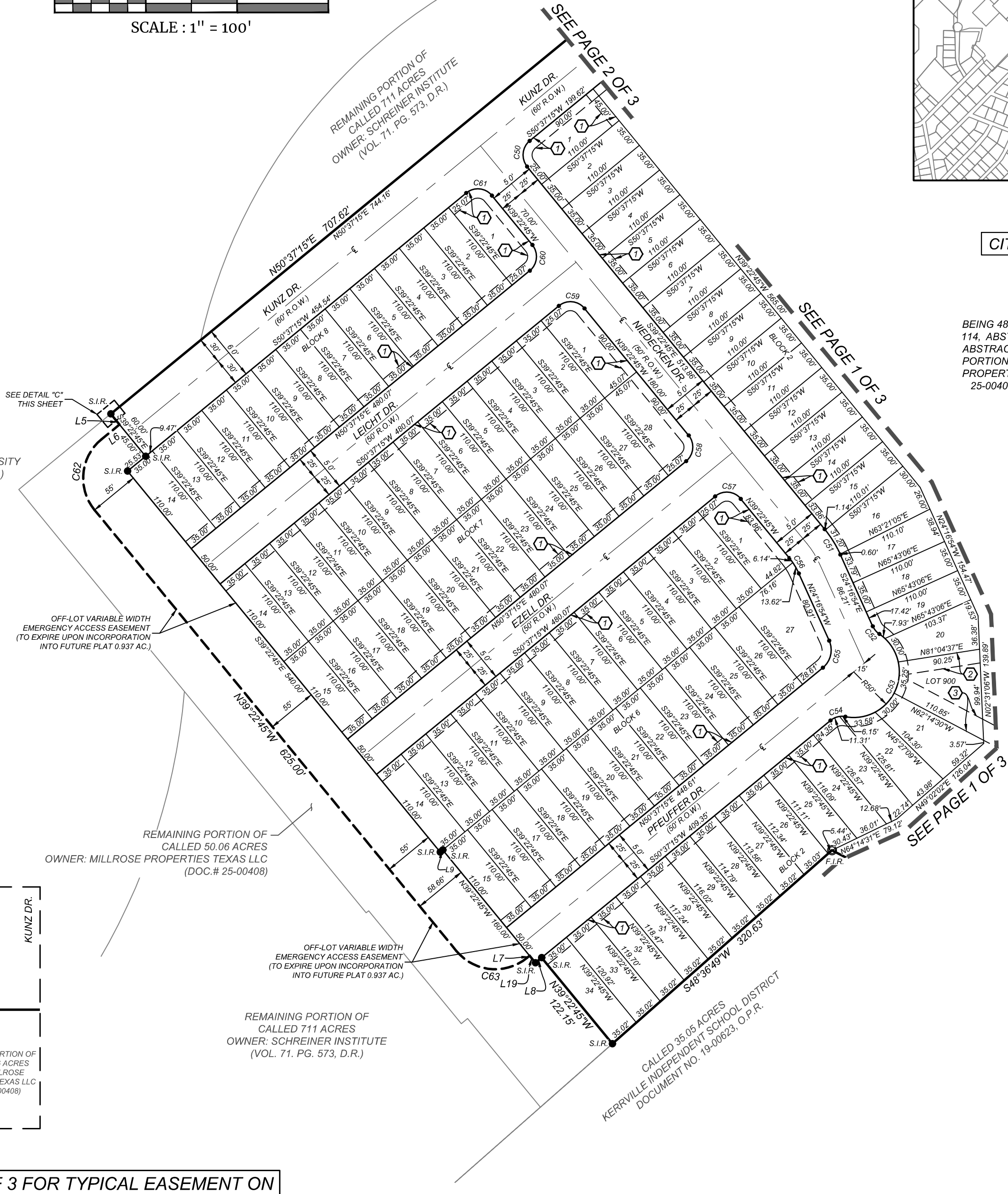
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REMAINING PORTION OF CALLED 184.304 ACRES OWNER: SCHREINER UNIVERSITY (VOL. 1369, PG. 551, O.P.R.)



SEE PAGE 2 OF 3 FOR TYPICAL EASEMENT ON INTERIOR PROPERTY LINE



- LEGEND**
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 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROPERTY CORNER"
 - ⊠ TXDOT MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KERR COUNTY, TEXAS
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 - ⊞ = EASEMENT CREATED BY PLAT
 - ⊞ = EXISTING EASEMENT
 - +—+—+ = CENTERLINE OF ROAD
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- KEYNOTES**
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 2 15' DRAINAGE EASEMENT
 - 3 20' SANITARY SEWER EASEMENT
 - 4 VARIABLE WIDTH DRAINAGE EASEMENT
 - 5 VARIABLE WIDTH PUBLIC ACCESS EASEMENT
 - 6 VARIABLE WIDTH CLEAR VISION EASEMENT
 - 7 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 8 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 9 30' DRAINAGE EASEMENT



**TO BE CONSIDERED BY THE PLANNING AND ZONING
COMMISSION
CITY OF KERRVILLE, TEXAS**

CAPTION: Review and discuss potential Zoning Code updates and make a recommendation to the City Council.

AGENDA DATE: December 4, 2025

DATE SUBMITTED: 11/14/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure:
Account Number:
**Payment to/Vendor
name:**

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:

SUMMARY:

Staff will present potential zoning code updates for consideration by the Planning & Zoning Commission.

RECOMMENDED ACTION:

Make a recommendation to City Council with proposed Zoning Code updates.