



Planning and Zoning Commission Regular Meeting Agenda
March 5, 2026 at 4:00 PM
City Hall, 701 Main Street, Kerrville, Texas



CALL TO ORDER

1. MINUTES:

- 1.A Approval of meeting minutes from the January 8, 2026, regular meeting.

2. CONSIDERATION AND FINAL ACTION:

- 2.A Preliminary Plat of Whiskey Springs Subdivision, a mixed-use subdivision being 787.63 acres within the B.S.&F. Survey No. 1, Abstract No. 77; the G.C. & S.F. RR Co. Survey No. 1672, Abstract No. 1591; the G.C. & S.F. RR Co. Survey No. 1671, Abstract No. 1006; the S.F.I.W. Co. Survey No. 2, Abstract No. 1093; and the Henry Kuckuck Survey No. 686, Abstract No. 223; being a part of a 798.67 acre tract recorded in Volume 1474, Page 683, Official Public Records of Kerr County, Texas. (Case 2026-001)

3. PUBLIC HEARING, CONSIDERATION & ACTION:

- 3.A Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such chapter more commonly known as the city's zoning code; by amending said code to include adding new definitions, amendments to development regulations for certain districts, administrative process, and the Land Use Table.

4. STAFF REPORT:

5. 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: 2/23/2026 at 5:00 p.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 January 8, 2026, regular meeting.

AGENDA DATE: March 5, 2026

DATE SUBMITTED: 02/10/2026

SUBMITTED BY:

EXHIBITS:

1. 20260108_PZ 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
MEETING MINUTES**

**KERRVILLE, TEXAS
JANUARY 8, 2026 4:00 PM**

PLANNING & ZONING MEMBERS

PRESENT:

Chair Michael Sigerman
Kim Richards
Vice Chair David Lipscomb
Abram Bueche
Tabor McMillan
Kari Bock
Katie Thompson

PLANNING & ZONING MEMBERS

ABSENT:

CITY EXECUTIVE STAFF:

Drew Paxton
Steve Melander
Mariela Sanchez
Trina Sanchez
Kelly Hagemeyer
Jeff Harris

CALL TO ORDER:

Chair Mike Sigerman called the meeting to order at 4pm.
Katie Thompson was introduced as the newest Commissioner.

1. MINUTES:

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

David Lipscomb made a motion to approve the meeting minutes. Tabor McMillan seconded the motion and the motion passed 7-0.

2. PUBLIC HEARING, CONSIDERATION & ACTION:

2.A A Conditional Use Permit (CUP) for a multifamily development within a Residential Transition (RT) zoning district for properties addressed as 417, 421, and 429 Washington St, and 917, 919, and 921 Garden St; consisting of 1.416 acres of land in Kerr County, Texas; being within original Survey No. 116, BF Cage, Abstract No. 106, Kerr County, Texas; Lot 13-A, 13-B, 15A, 16, 17, part of Lots 13, 14, and 18, Block 21 JD Brown Addition. (Case PZ-2025-20)

Drew Paxton presented the case.
Peter Lewis was called to speak
Brent Ives was called to speak.
Open public hearing.

Close public hearing.
General discussion occurred.

Tabor McMillan made a motion to approve the Conditional Use Permit with conditions to limit the new multifamily building to one story, that off-street parking comply with multifamily standards, to set the expiration of the CUP to six years, and to tie the CUP to the site plan presented at the meeting. Katie Thompson seconded the motion and the motion passed 7-0.

3. **STAFF REPORT:**

Welcome and thank you to Katie Thompson, the newest Planning & Zoning Commissioner.
Next P&Z meeting scheduled for 2/5/26.
Council member Jeff Harris has been appointed as City Council liaison to P&Z.

ADJOURN.

Chair Mike Sigerman adjourned the meeting at 4:13 pm.

APPROVED BY PLANNING & ZONING: _____

APPROVED:

ATTEST:

Mike Sigerman, Chair

Steve Melander, Planning Division



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

CAPTION: Preliminary Plat of Whiskey Springs Subdivision, a mixed-use subdivision being 787.63 acres within the B.S.&F. Survey No. 1, Abstract No. 77; the G.C. & S.F. RR Co. Survey No. 1672, Abstract No. 1591; the G.C. & S.F. RR Co. Survey No. 1671, Abstract No. 1006; the S.F.I.W. Co. Survey No. 2, Abstract No. 1093; and the Henry Kuckuck Survey No. 686, Abstract No. 223; being a part of a 798.67 acre tract recorded in Volume 1474, Page 683, Official Public Records of Kerr County, Texas. (Case 2026-001)

AGENDA DATE: March 5, 2026

DATE SUBMITTED: 02/10/2026

SUBMITTED BY:

EXHIBITS:

1. 2026-001_Preliminary Plat-Whiskey Springs_2026-03-03
2. Whiskey Springs Preliminary Plat COA's_FINAL_20260303_345pm

Expenditure:
Account Number:
Payment to/Vendor
name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
H – Housing

SUMMARY:

The developer has executed a Development Agreement with the City and has met all requirements for approval of an Adequate Facilities Plan. Staff has reviewed the Preliminary Plat and finds it to be in compliance with all project objectives and codes. To help clarify expectations moving forward regarding Civil Engineering Plans for public improvements and for required information on Final Plats, staff recommends approval of the Preliminary Plat with Conditions of Approval.

RECOMMENDED ACTION:

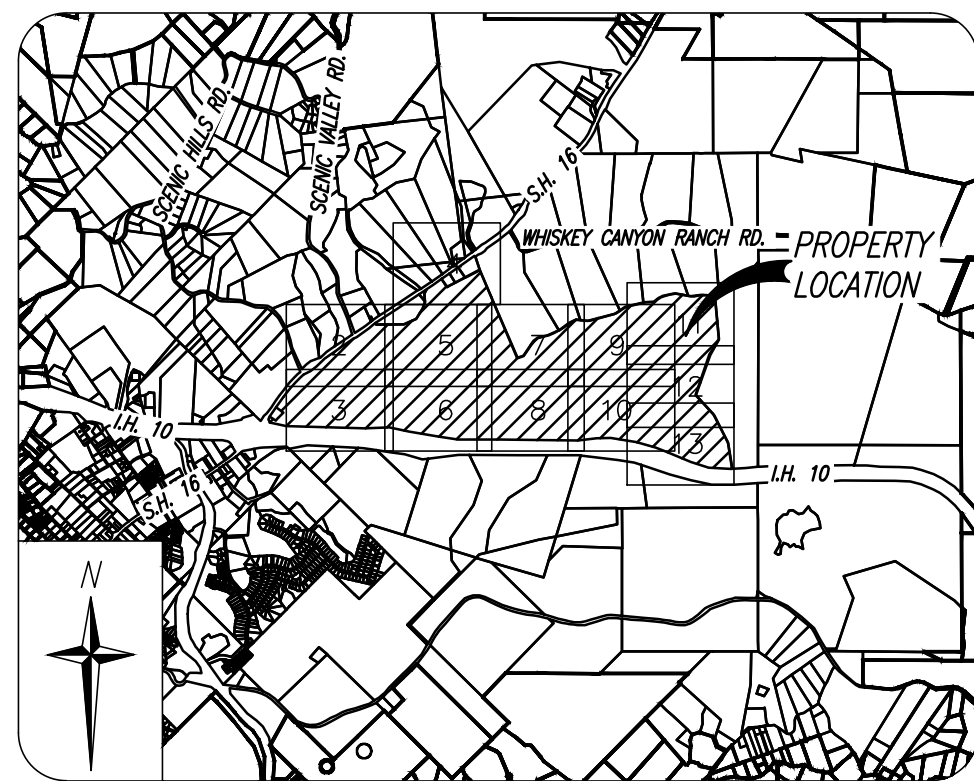
Approve the Preliminary Plat with Conditions

PRELIMINARY PLAT
OF
WHISKEY SPRINGS SUBDIVISION

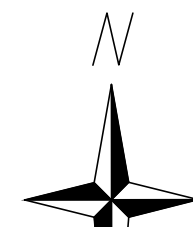
A MIXED USE SUBDIVISION BEING 787.63 ACRES WITHIN THE B.S.&F. SURVEY No. 1, ABSTRACT No. 77; THE G.C. & S.F. RR Co. SURVEY No. 1672, ABSTRACT No. 1591; THE G.C. & S.F. RR Co. SURVEY No. 1671, ABSTRACT No. 1006; THE S.F.I.W. Co. SURVEY No. 2, ABSTRACT No. 1093; AND THE HENRY KUCKUCK SURVEY No. 686, ABSTRACT No. 223, BEING A PART OF A 798.67 ACRE TRACT RECORDED IN VOLUME 1474, PAGE 683 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

SHEET #4

CITY OF KERRVILLE PLAT FILE NO.
TAX CERTIFICATE FILE NO.
FILE NO.



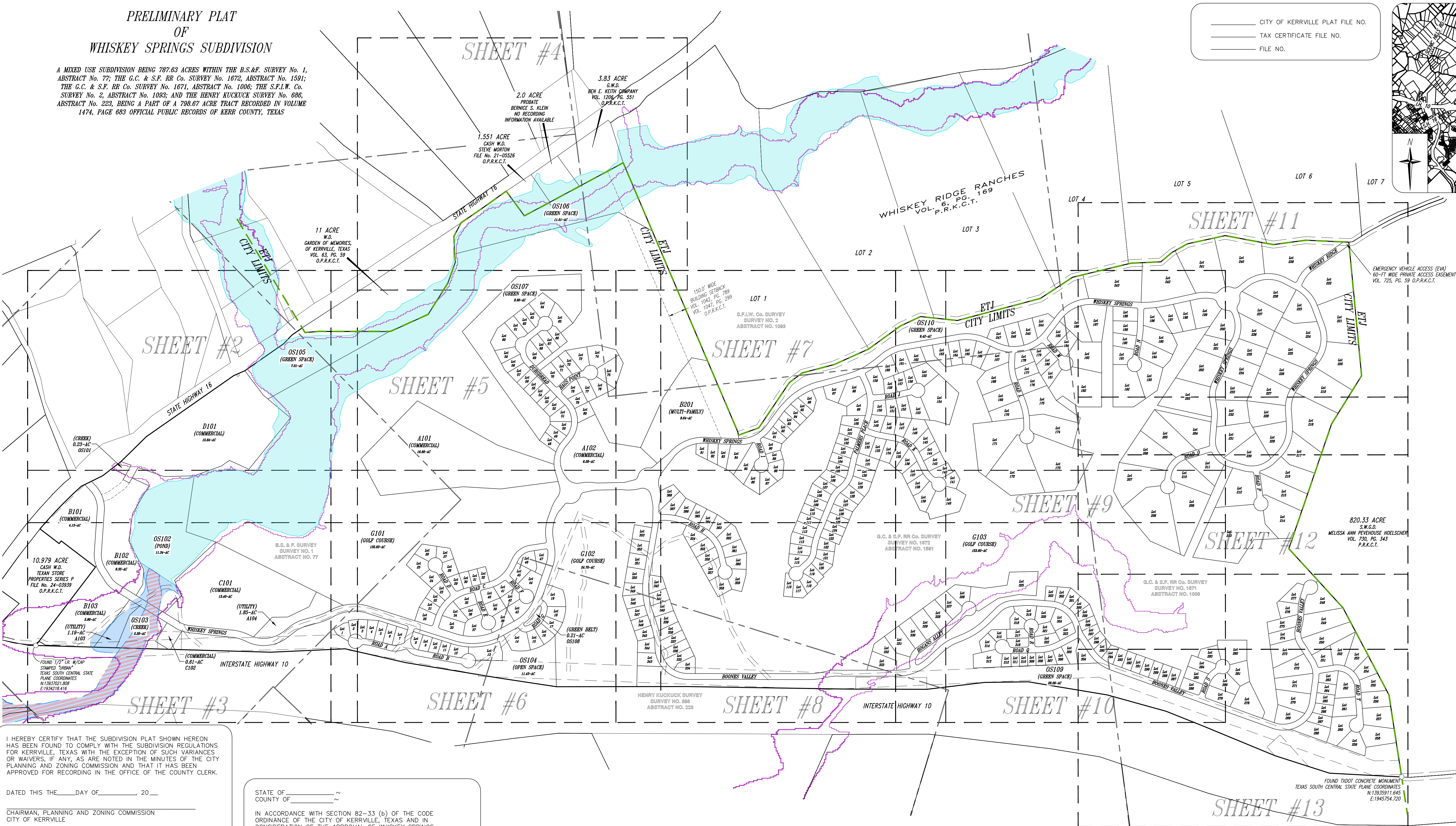
VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS



GRID
0 400 800
200 600
SCALE: 1"=400'

* LEGEND *

PROPERTY LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
CITY LIMITS LINE
APPROX. PATENT LINE
100 YEAR B.L.E. FLOOD EXTENT
F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"
F.E.M.A. 100 YEAR FLOODPLAIN "ZONE AE"
F.E.M.A. FLOODWAY



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

DATED THIS ____ DAY OF ____, 20__

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE

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

DATED THIS ____ DAY OF ____, 20__

KYLE BURROW, P.E., CITY ENGINEER
CITY OF KERRVILLE

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 ____ DAY OF ____, 20__

DREW PAXTON, DIRECTOR OF PLANNING AND DEVELOPMENT
CITY OF KERRVILLE

APPROVED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS, ON THE ____ DAY OF ____ A.D. BY ORDER NO. ____ OF SAID COURT.
FILED FOR RECORD ON THE ____ DAY OF ____ A.D., AT ____ O'CLOCK ____ M. RECORDED ON THE ____ DAY OF ____ A.D., AT ____ O'CLOCK ____ M. IN FILE RECORD NO. ____ OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

NAME: NADENE ALFORD
COUNTY CLERK, KERR COUNTY, TEXAS

STATE OF ____
COUNTY OF ____

IN ACCORDANCE WITH SECTION 82-33 (b) OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF WHISKEY SPRINGS SUBDIVISION, 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.

DALE BEDDO

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: ____, 20__

DALE BEDDO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALE BEDDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE AND

DATED THIS ____ DAY OF ____, 20__

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

* SURVEYOR'S CERTIFICATION *

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: JUNE 25, 2024

Jared Martin, R.P.L.S.
Registration No. 7162

PRELIMINARY. THIS DOCUMENT
SHALL NOT BE RECORDED FOR
ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR
RELIED UPON AS A FINAL
SURVEY DOCUMENT

* PLAT NOTES *

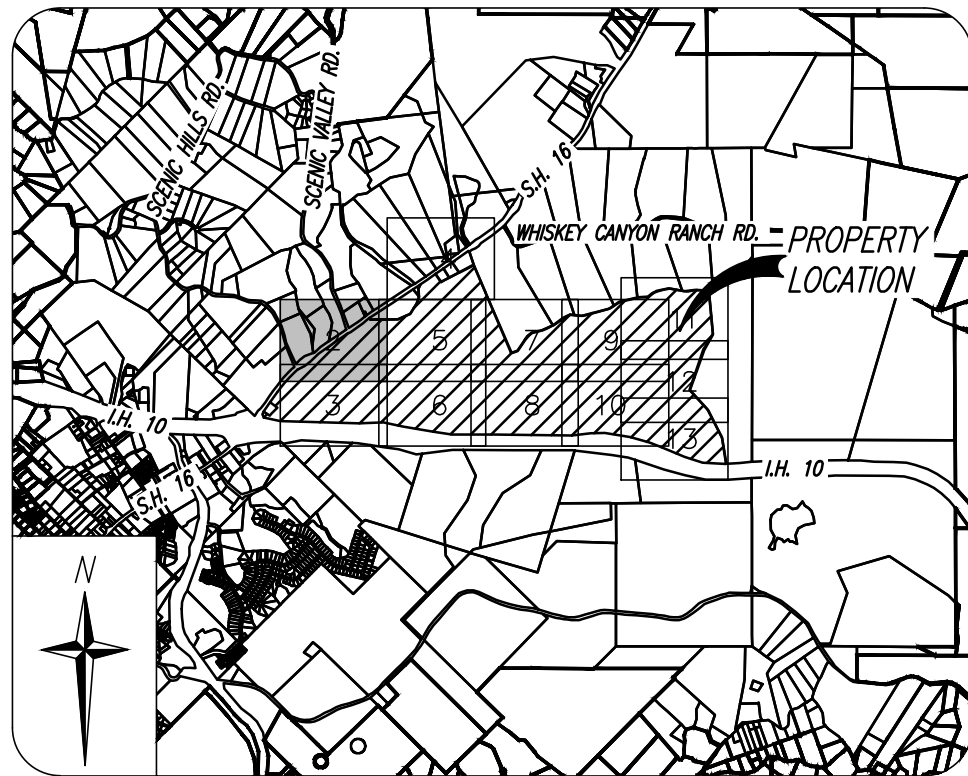
- PUBLIC STREETS WITHIN THIS SUBDIVISION WILL BE BUILT ACCORDING TO THE EXECUTED DEVELOPMENT AGREEMENT WITH THE CITY OF KERRVILLE DATED 08/12/2025 AND ADEQUATE FACILITIES PLAN (AFP) DATED 2/28/25, AS APPROVED ON 3/28/25.
- THIS TRACT LIES WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE AE" AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4826500480F EFFECTIVE 03/03/2011. THIS IS AN AREA OF 1.0% CHANCE OF FLOOD HAZARD.
- NO SURVEY WAS MADE TO RE-ESTABLISH ORIGINAL SURVEY LINES AND ARE SHOWN HEREON AS A REFERENCE ONLY.
- PROJECT PHASING PLAN IS IDENTIFIED WITHIN THE ADEQUATE FACILITIES PLAN (AFP) DATED 2/28/25, AS APPROVED ON 3/28/25.
- PARKLAND DEDICATION FEE REQUIRED IS BEING MET ACCORDING TO THE EXECUTED DEVELOPMENT AGREEMENT WITH THE CITY OF KERRVILLE DATED 08/12/2025.
- THE PLANNED DEVELOPMENT DISTRICT (PDD) FOR WHISKEY SPRINGS, ORIGINALLY APPROVED AS ORDINANCE NO. 2003-08, WAS AMENDED AS ORDINANCE NO. 2023-31.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE EXECUTED DEVELOPMENT AGREEMENT WITH THE CITY OF KERRVILLE DATED 08/12/2025.
- THIS SUBDIVISION LIES COMPLETELY WITHIN THE CITY OF KERRVILLE CITY LIMITS.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND PER SUBDIVISION CODE SECTION 82-62, UTILITY PLACEMENT.
- ALL DRAINAGE FACILITIES WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AS DESCRIBED IN THE RESTRICTIVE COVENANTS RECORDED WHICH APPLY TO THE WHISKEY SPRINGS SUBDIVISION.
- THE PRELIMINARY PLAT OF "WHISKEY SPRINGS", WAS APPROVED BY THE CITY OF KERRVILLE PLANNING & ZONING COMMISSION ON ____

* SURVEYOR NOTES *

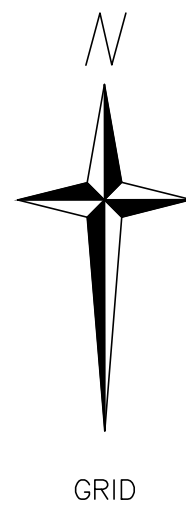
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1,000.455553.
- THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
- WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED VOL. 1474, PG. 683 O.P.R.K.C.T.) [COURSE VALUE PER DEED FILE NO. 24-03939 O.P.R.K.C.T.]
- THIS SURVEY, PLAT, DRAWING, OR EXHIBIT DOES NOT REPRESENT NOR INTEND TO REPRESENT A COMPLETE SET OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE RESPONSIBILITY OF ANY INDIVIDUAL OR ENTITY THAT HAS AN INTEREST IN THIS PROPERTY OR TRACT(S), NOT THE SURVEYOR, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL, LAWS, AND REGULATIONS RELATING BUT NOT LIMITED TO BUILDING, CONSTRUCTION, DEVELOPMENT, IMPROVEMENT, ENVIRONMENTAL IMPACTS, OR ANY OTHER MODIFICATION UPON THE SUBJECT PROPERTY OR TRACT(S).

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND OCTOBER 2024

631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T&P E.L.S.	
PROJECT: WES: 25-248	SCALE: 1"=400'	FIELD: JS/CM	DRAFTING: EM
LAST FIELD WST: 02.03.2026 LAST DRAFT REVISION: 03.02.2026		CHECKED: JM	SHEET NO. 1 of 13



VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

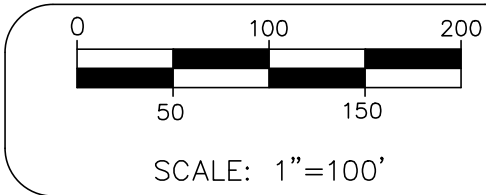


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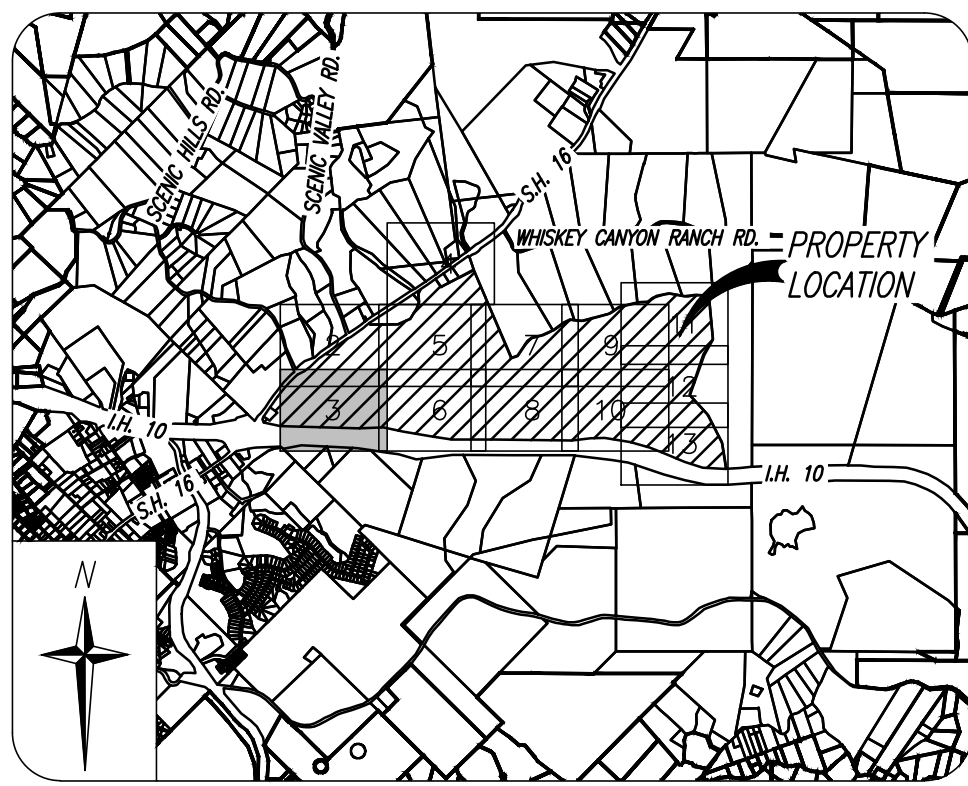
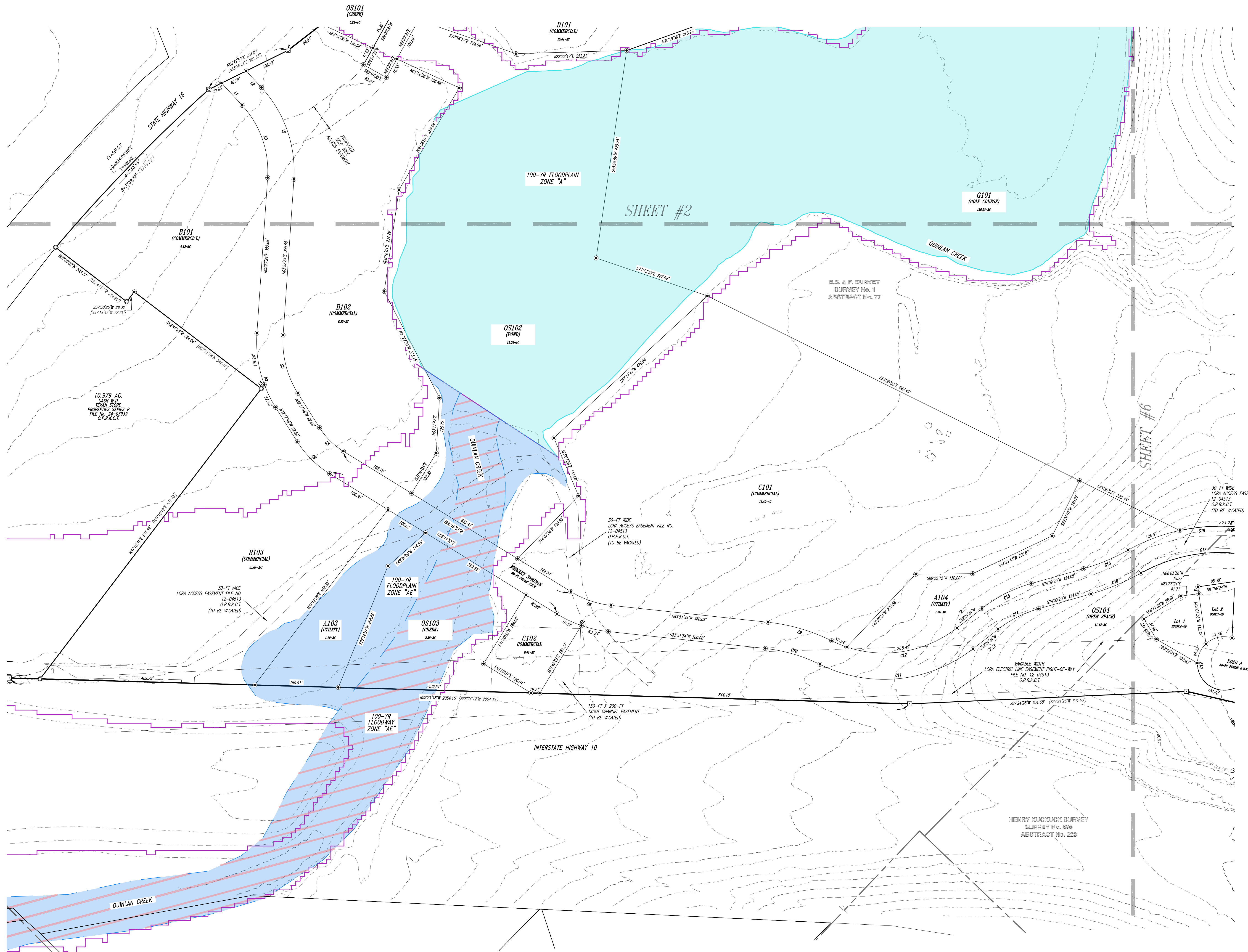
- FOUND* TxDOT BRASS DISC
- UNMARKED POINT
- FOUND FENCE POST
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CITY LIMITS LINE
- APPROX. PATENT LINE
- 100 YEAR B.L.E. FLOOD EXTENT
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE AE"
- F.E.M.A. FLOODWAY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	69.09	N42°49'33"W
L2	51.27	N42°49'33"W

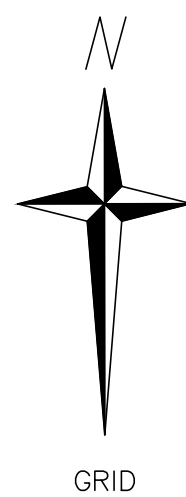
LINE	LENGTH	DIRECTION
46°57'	N19°26'05"W	222.32
46°57'	N19°26'05"W	174.68



WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100	wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.
	PROJECT: WES-25-248	SCALE: 1"=100'
	LAST FIELD VISIT: 02.03.2026	DRAFTING: BM
	LAST DRAFT REVISION: 03.02.2026	CHECKED: .JM SHEET NO. 2 of 13



VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

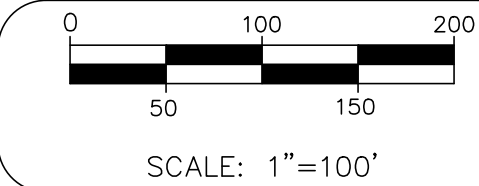


* LEGEND *

- FOUND TYPED CONCRETE MONUMENT
- FOUND TYPED BRASS DISC
- FOUND 1/2" I.R. W/ CAP STAMPED "URBAN"
- SET 5/8" I.R. W/ CAP STAMPED "WES 10194410"
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CONTOUR LINES
- PROPOSED EASEMENT LINE
- APPROX. PATENT LINE
- 100 YEAR B.L.E. FLOOD EXTENT
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE AE"
- F.E.M.A. FLOODWAY

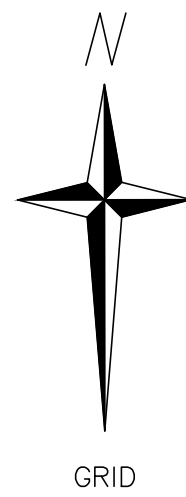
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	69.09	N42°49'33"W
L2	51.27	N42°49'33"W
L3	11.45	N37°18'31"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	228.62	280.00	46°46'57"	222.32
C2	179.63	220.00	46°46'57"	174.68
C3	139.20	220.00	36°15'10"	136.89
C4	177.16	280.00	36°15'10"	174.22
C5	77.25	170.00	26°02'11"	76.59
C6	104.52	230.00	26°02'11"	103.62
C7	124.75	280.00	25°31'37"	123.72
C8	98.02	220.00	25°31'37"	97.21
C9	151.45	430.00	20°10'48"	150.67
C10	130.32	370.00	20°10'48"	129.64
C11	370.01	330.00	64°14'30"	350.93
C12	302.73	270.00	64°14'30"	287.12
C13	127.15	330.00	22°04'36"	126.37
C14	104.03	270.00	22°04'36"	103.39
C15	109.97	470.00	13°24'23"	109.72
C16	124.01	530.00	13°24'23"	123.73
C17	302.14	370.00	46°47'15"	293.82
C18	351.14	430.00	46°47'15"	341.46
C19	307.56	61.00	288°53'10"	70.94



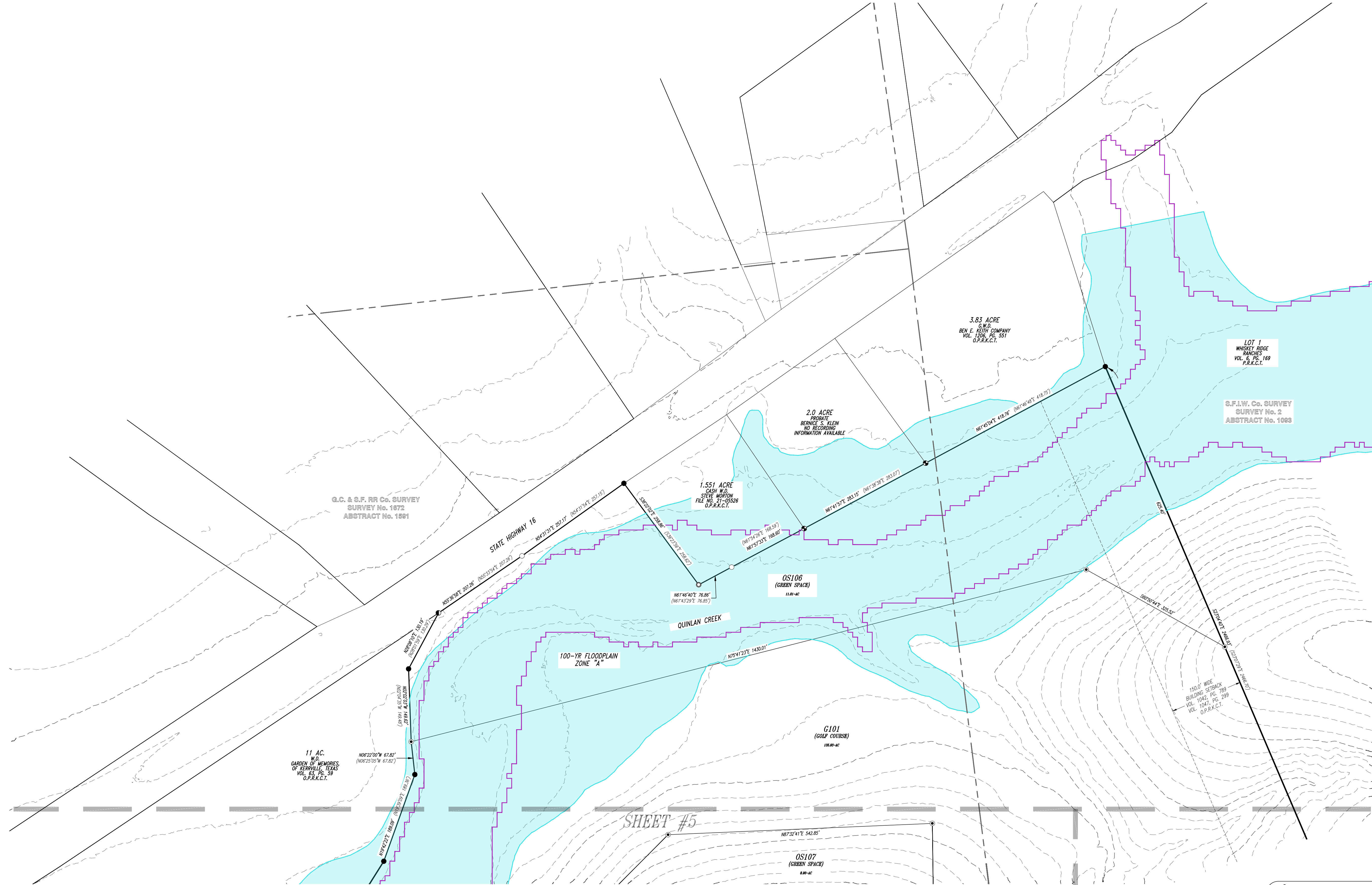


VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

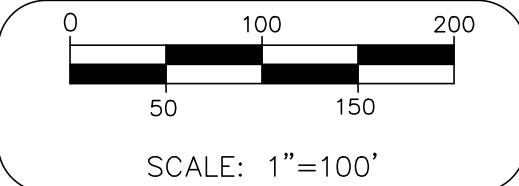


* LEGEND *

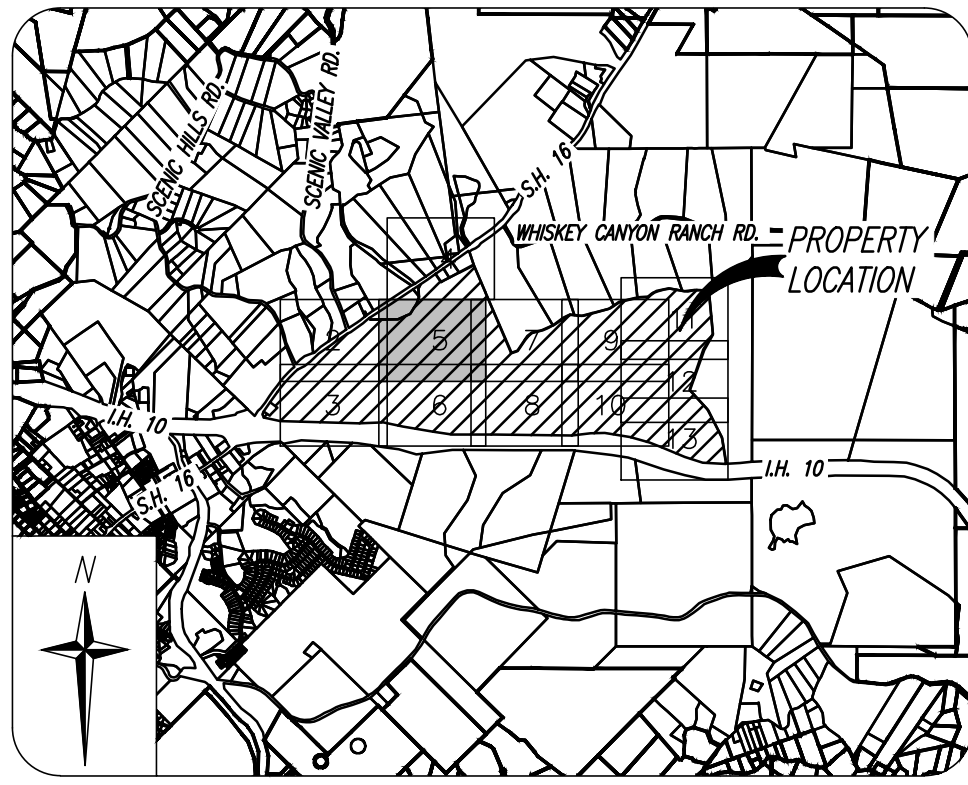
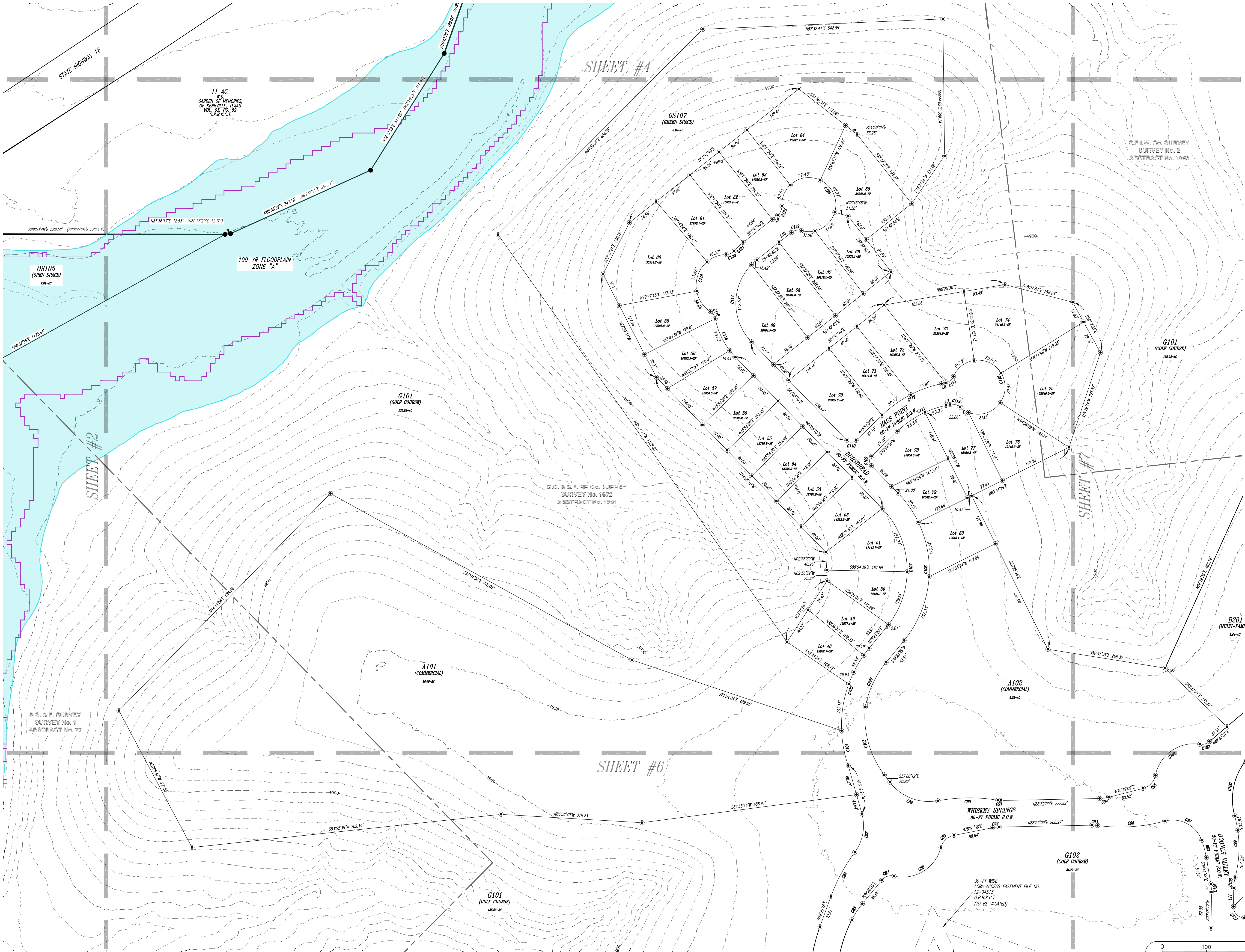
- UNMARKED POINT
- FOUND 1" I.P.
- FOUND 1/2" I.R. W/ CAP STAMPED "VOELKEL"
- FOUND FENCE POST
- SET 5/8" I.R. W/ CAP STAMPED "WES 10194410"
- PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 1700' CONTOUR LINES
- APPROX. PATENT LINE
- 100 YEAR B.L.E. FLOOD EXTENT
- F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"



SHEET #5

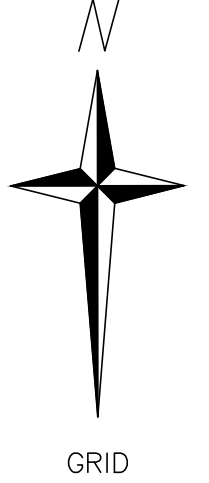


WELLBORN ENGINEERING & SURVEYING	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.L.S.	
	PROJECT:	SCALE:	FIELD:	CHECKED:
	WES: 25-248	1"=100'	JS/CM	BM
	LAST FIELD VISIT: 02.03.2026		LAST DRAFT REVISION: 03.02.2026	
		SHEET NO.		4 of 13



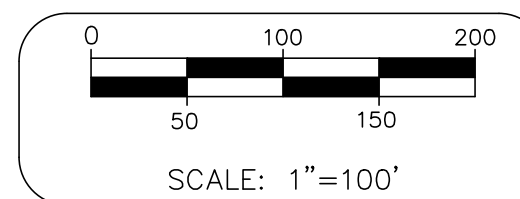
VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

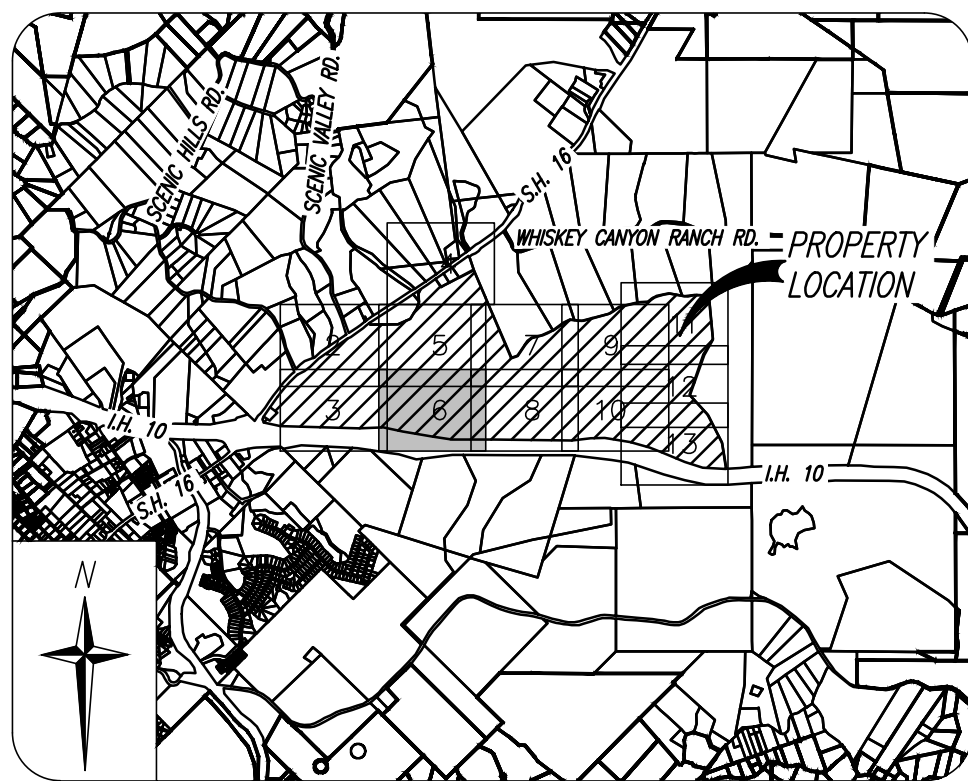
LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	9.31	S78°03'23"W
L8	9.31	N78°03'23"E
L9	15.34	N51°42'40"E
L10	35.74	S51°42'40"W
L11	41.62	S00°48'12"W



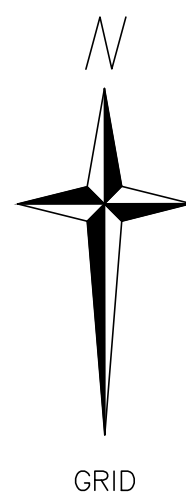
- * LEGEND *
- FOUND FENCE POST
 - ⊙ SET 5/8" I.R. W/CAP STAMPED "NES 10194410"
 - PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 - - - CONTOUR LINES
 - - - 1700
 - - - APPROX. PATENT LINE
 - - - 100 YEAR B.L.E. FLOOD EXTENT
 - - - F.E.M.A. 100 YEAR FLOODPLAIN "ZONE A"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C83	43.48	200.00	122°22'4"	S33°12'53"W	43.40
C84	113.90	387.00	165°1'48"	S28°22'09"W	113.49
C85	91.94	100.00	52°40'31"	N10°27'48"E	88.73
C86	122.15	110.00	63°37'36"	S68°49'00"E	115.97
C87	31.00	28.00	63°25'32"	S71°09'21"W	29.44
C88	137.04	89.00	88°13'26"	N58°45'24"E	123.90
C89	42.59	38.00	64°12'55"	S46°45'09"W	40.39
C90	136.28	387.00	201°0'34"	S89°27'29"W	135.57
C91	7.08	38.00	10°40'37"	S85°47'33"E	7.07
C92	15.37	88.00	10°00'33"	S83°51'53"W	15.35
C93	13.31	88.00	8°40'05"	N86°47'49"W	13.30
C94	20.48	88.00	13°20'00"	N82°12'09"E	20.43
C95	42.50	38.00	64°05'06"	N43°29'36"E	40.32
C96	152.58	387.00	22°35'24"	N86°14'51"E	151.60
C97	103.54	70.00	84°44'56"	N62°40'43"W	94.36
C98	40.36	218.00	10°36'31"	N15°00'00"W	40.31
C99	141.06	267.00	30°16'11"	N00°26'31"W	139.42
C100	129.78	140.00	53°06'40"	S10°58'44"W	125.18
C101	134.94	89.00	86°52'15"	S54°53'10"W	122.38
C102	23.75	28.00	48°36'17"	N74°01'09"E	23.05
C103	163.24	218.00	42°54'17"	S15°33'04"E	159.46
C104	80.49	275.00	16°46'09"	S10°47'17"E	80.20
C105	200.60	275.00	41°47'42"	S18°29'38"W	196.18
C106	112.18	225.00	28°33'59"	S25°06'30"W	111.02
C107	286.38	200.00	82°02'29"	N03°03'55"W	262.53
C108	364.24	250.00	83°28'39"	N02°20'50"W	332.87
C109	23.56	15.00	90°00'00"	S00°54'50"W	21.21
C110	23.56	15.00	90°00'00"	S89°05'10"E	21.21
C111	126.22	225.00	32°08'33"	S61°59'06"W	124.57
C112	154.27	275.00	32°08'33"	S61°59'06"W	152.26
C113	23.60	25.00	54°05'26"	N50°39'01"E	22.73
C114	23.76	25.00	54°27'05"	N74°43'05"W	22.87
C115	307.58	61.00	288°54'09"	N11°56'57"W	70.93
C116	99.67	175.00	32°37'54"	S27°46'13"E	98.33
C117	209.00	125.00	95°47'30"	S03°48'45"W	185.49
C118	19.85	25.00	45°43'52"	N34°19'12"W	19.43
C119	177.64	70.00	145°24'03"	S15°30'53"W	133.67
C120	19.95	25.00	45°43'52"	N65°20'59"E	19.43
C121	28.18	175.00	91°3'38"	S47°05'51"W	28.15
C122	23.76	25.00	54°27'05"	S78°56'13"W	22.87
C123	23.76	25.00	54°27'05"	N24°29'08"E	22.87
C124	307.58	61.00	288°54'09"	N38°17'20"W	70.93
C125	24.24	100.00	135°32'22"	S07°44'53"W	24.18
C126	18.32	100.00	102°29'57"	N04°26'46"W	18.30
C127	39.27	25.00	90°00'00"	S44°11'48"E	35.36





VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C59	23.76	25.00	54°22'05"	N18°38'06"W	22.87
C60	307.58	61.00	288°54'09"	N44°08'22"E	70.93
C61	23.76	25.00	54°22'05"	S73°05'11"E	22.87
C62	190.16	200.00	54°28'35"	S54°09'17"W	183.08
C63	142.62	150.00	54°28'35"	S54°09'17"W	137.31
C64	24.49	15.00	93°33'11"	N51°49'50"W	21.86
C65	23.56	15.00	90°00'00"	N36°23'35"E	21.21
C66	369.73	460.00	46°03'06"	N84°30'39"E	359.85
C67	417.95	520.00	46°03'06"	N84°30'39"E	406.79
C68	28.81	20.00	82°32'35"	N77°14'36"W	26.39
C69	41.03	15.00	156°42'21"	S26°04'16"E	29.38
C70	77.96	65.00	68°43'17"	S70°03'48"E	73.37
C71	277.09	225.00	70°33'33"	N40°17'47"E	259.91
C72	215.51	175.00	70°33'33"	N40°17'47"E	202.15
C73	77.89	65.00	68°39'29"	N29°16'44"W	73.31
C74	41.03	15.00	156°42'21"	N73°20'10"W	29.38
C75	28.88	20.00	82°44'56"	S22°16'01"E	26.44
C76	179.90	430.00	23°58'16"	N40°17'47"E	178.59
C77	273.66	370.00	42°22'39"	N40°17'47"E	267.47
C78	815.42	380.00	122°56'50"	N40°17'47"E	667.73
C79	113.86	270.00	24°09'41"	N07°01'37"E	113.02
C80	159.62	330.00	27°42'52"	N05°15'01"E	158.07
C81	189.31	380.00	28°32'40"	S05°39'55"W	187.36
C82	198.79	320.00	35°35'36"	S09°11'23"W	195.61
C83	43.48	200.00	122°72'4"	S33°12'53"W	43.40
C84	113.90	387.00	16°51'48"	S28°22'09"W	113.49
C85	91.94	100.00	52°40'31"	N10°27'48"E	88.73
C86	122.15	110.00	63°37'36"	S89°49'00"E	115.97
C87	31.00	28.00	63°25'32"	S71°09'21"W	29.44
C88	137.04	89.00	88°13'26"	N58°45'24"E	123.90
C89	42.59	38.00	64°12'55"	S46°45'09"W	40.39
C90	136.28	387.00	20°10'34"	S89°27'29"W	135.57
C91	7.08	38.00	10°40'37"	S85°47'53"E	7.07
C92	15.37	88.00	10°00'33"	S87°51'53"W	15.35
C93	13.31	88.00	8°40'05"	N86°47'49"W	13.30
C94	20.48	88.00	13°20'00"	N82°12'09"E	20.43
C95	42.50	38.00	64°05'06"	N43°29'36"E	40.32
C96	152.58	387.00	22°35'24"	N86°14'31"E	151.60
C97	103.54	70.00	84°44'56"	N62°40'43"W	94.36
C98	40.36	218.00	10°36'31"	N15°00'00"W	40.31
C99	141.06	267.00	30°16'11"	N00°26'51"W	139.42
C100	129.78	140.00	53°06'40"	S10°58'44"W	125.18
C101	134.94	89.00	86°52'15"	S45°31'10"W	122.38
C125	24.24	100.00	13°53'22"	S07°44'53"W	24.18
C126	18.32	100.00	10°29'57"	N04°26'46"W	18.30
C127	39.27	25.00	90°00'00"	S44°11'48"E	35.36
C128	37.34	25.00	85°35'18"	S48°00'33"W	33.97
C136	47.95	625.00	42°31'46"	N07°24'46"E	47.94
C137	88.39	575.00	8°48'28"	N05°12'27"E	88.31
C138	308.94	625.00	28°19'18"	S04°32'58"E	305.80
C139	284.23	575.00	28°19'18"	S04°32'58"E	281.34
C140	180.16	625.00	16°30'56"	N10°27'09"W	179.53
C141	165.75	575.00	16°30'56"	N10°27'09"W	165.17

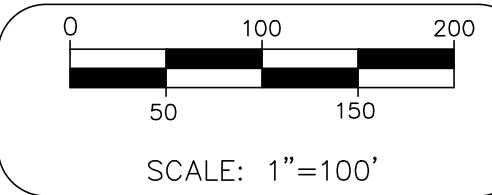
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	302.14	370.00	46°47'15"	S84°08'35"W	293.82
C18	351.14	430.00	46°47'15"	S84°08'35"W	341.46
C19	307.56	61.00	288°53'10"	S03°04'29"W	70.94
C20	23.30	25.00	53°24'07"	S59°10'59"E	22.47
C21	24.31	25.00	55°42'55"	S66°29'22"W	23.36
C22	85.17	475.00	10°16'25"	N80°30'57"W	85.06
C23	96.26	525.00	10°30'18"	N80°37'54"W	96.12
C25	111.60	200.00	31°58'15"	N88°38'07"E	110.16
C26	83.70	150.00	31°58'15"	N88°38'07"E	82.62
C27	42.28	125.00	19°22'50"	S07°50'47"W	42.08
C28	19.50	15.00	74°29'46"	N35°24'11"E	18.16
C29	18.93	15.00	72°17'41"	N71°12'10"W	17.70
C30	129.68	75.00	99°03'20"	S31°57'09"E	114.11
C31	96.71	125.00	44°19'35"	S57°13'07"E	94.31

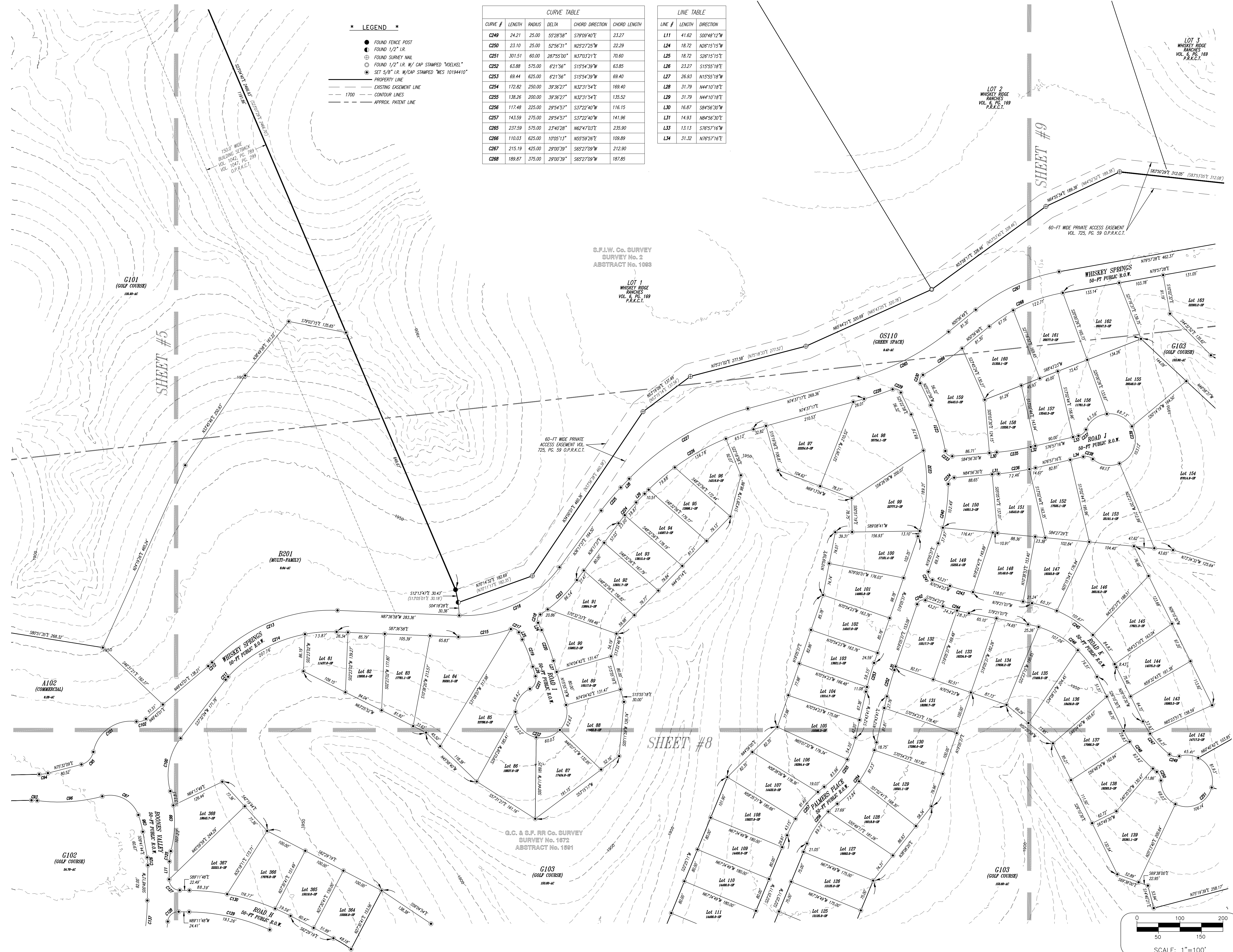
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C32	28.23	25.00	64°41'28"	N88°16'21"E	26.75
C33	18.62	25.00	42°40'05"	N58°02'52"W	18.19
C34	305.94	61.00	287°21'33"	N00°23'36"W	72.26
C35	402.64	550.00	41°56'42"	N86°33'51"E	393.71
C36	31.42	20.00	90°00'00"	N27°27'48"W	28.28
C37	31.42	20.00	90°00'00"	S62°32'12"W	28.28
C38	31.42	20.00	90°00'00"	N62°32'12"E	28.28
C39	31.42	20.00	90°00'00"	S27°27'48"E	28.28
C40	213.75	375.00	32°39'32"	S33°51'58"W	210.87
C41	328.36	325.00	57°53'19"	S46°28'51"W	314.57
C42	36.14	25.00	82°49'09"	N08°47'10"E	33.07
C43	36.14	25.00	82°49'09"	S74°01'59"E	33.07
C44	23.76	25.00	54°27'05"	N59°50'57"W	22.87
C45	307.58	61.00	288°54'09"	S57°22'35"W	70.93

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C46	23.76	25.00	54°27'05"	S09°23'52"E	22.87
C47	71.13	375.00	10°52'05"	S69°59'28"W	71.02
C48	23.56	15.00	90°00'00"	N59°34'29"W	21.21
C49	23.56	15.00	90°00'00"	S30°25'31"W	21.21
C50	39.77	275.00	8°17'10"	S18°43'04"E	39.74
C51	47.00	325.00	8°17'10"	S18°43'04"E	46.96
C52	23.76	25.00	54°27'05"	N04°21'53"E	22.87
C53	307.58	61.00	288°54'09"	N67°08'20"E	70.93
C54	23.76	25.00	54°27'05"	S50°05'12"E	22.87
C55	232.82	275.00	48°30'31"	N51°10'15"E	225.93
C56	138.16	325.00	24°21'26"	N63°14'48"E	137.12
C57	21.75	15.00	83°04'17"	N87°23'47"W	19.89
C58	21.84	15.00	83°24'57"	S04°09'10"E	19.96

- * LEGEND *
- FOUND TYPED CONCRETE MONUMENT
 - SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - 1700
 - CONTOUR LINES
 - APPROX. PATENT LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	10.00	N17°32'12"E
L5	10.00	S17°32'12"W
L6	19.57	S22°51'40"E
L11	41.62	S02°48'12"W

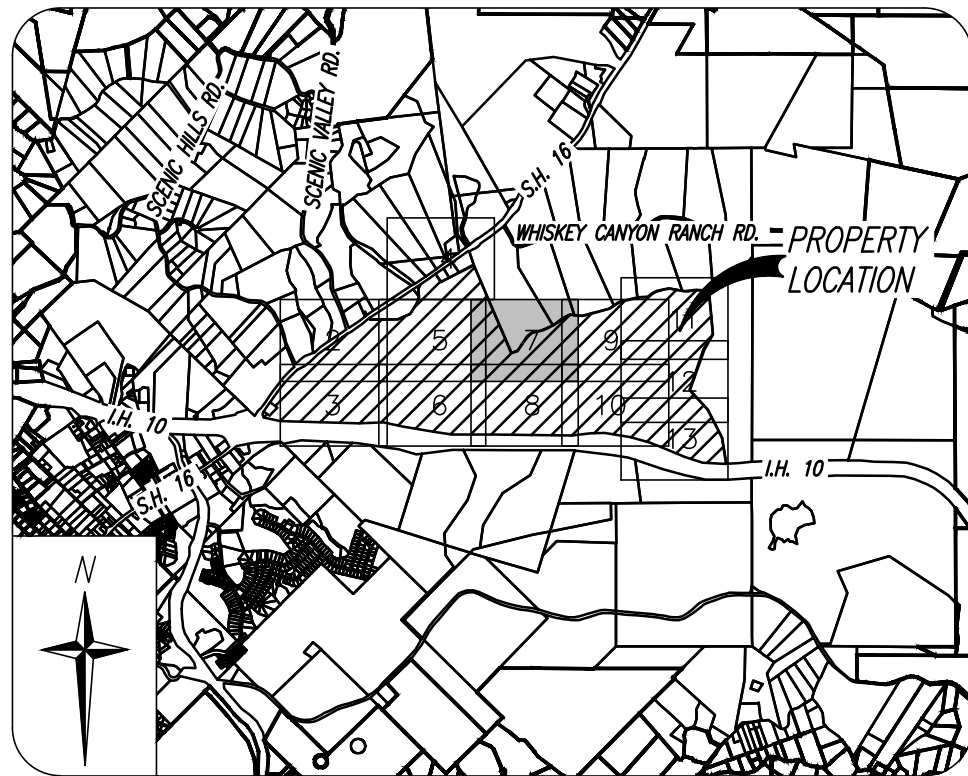




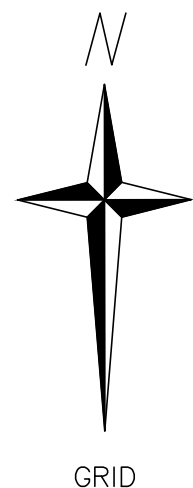
- * LEGEND *
- FOUND FENCE POST
 - FOUND 1/2" IR
 - FOUND SURVEY NAIL
 - FOUND 1/2" IR W/ CAP STAMPED "VOLUME"
 - SET 5/8" IR W/ CAP STAMPED "YES 10194410"
 - PROPERTY LINE
 - EXISTING EASEMENT LINE
 - 1700' CONTOUR LINES
 - - - APPROX. PATENT LINE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C249	24.21	25.00	55°28'58"	S79°09'40"E
C250	23.10	25.00	52°56'31"	N25°27'25"W
C251	301.51	60.00	28°55'00"	N37°03'21"E
C252	63.88	575.00	6°21'56"	S15°54'39"W
C253	69.44	625.00	6°21'56"	S15°54'39"W
C254	172.82	250.00	39°36'27"	N32°31'54"E
C255	138.26	200.00	39°36'27"	N32°31'54"E
C256	117.48	225.00	29°54'57"	S37°22'40"W
C257	143.59	275.00	29°54'57"	S37°22'40"W
C265	237.59	575.00	23°40'28"	N62°47'03"E
C266	110.03	625.00	10°05'13"	N55°59'26"E
C267	215.19	425.00	29°00'39"	S65°27'09"W
C268	189.87	375.00	29°00'39"	S65°27'09"W

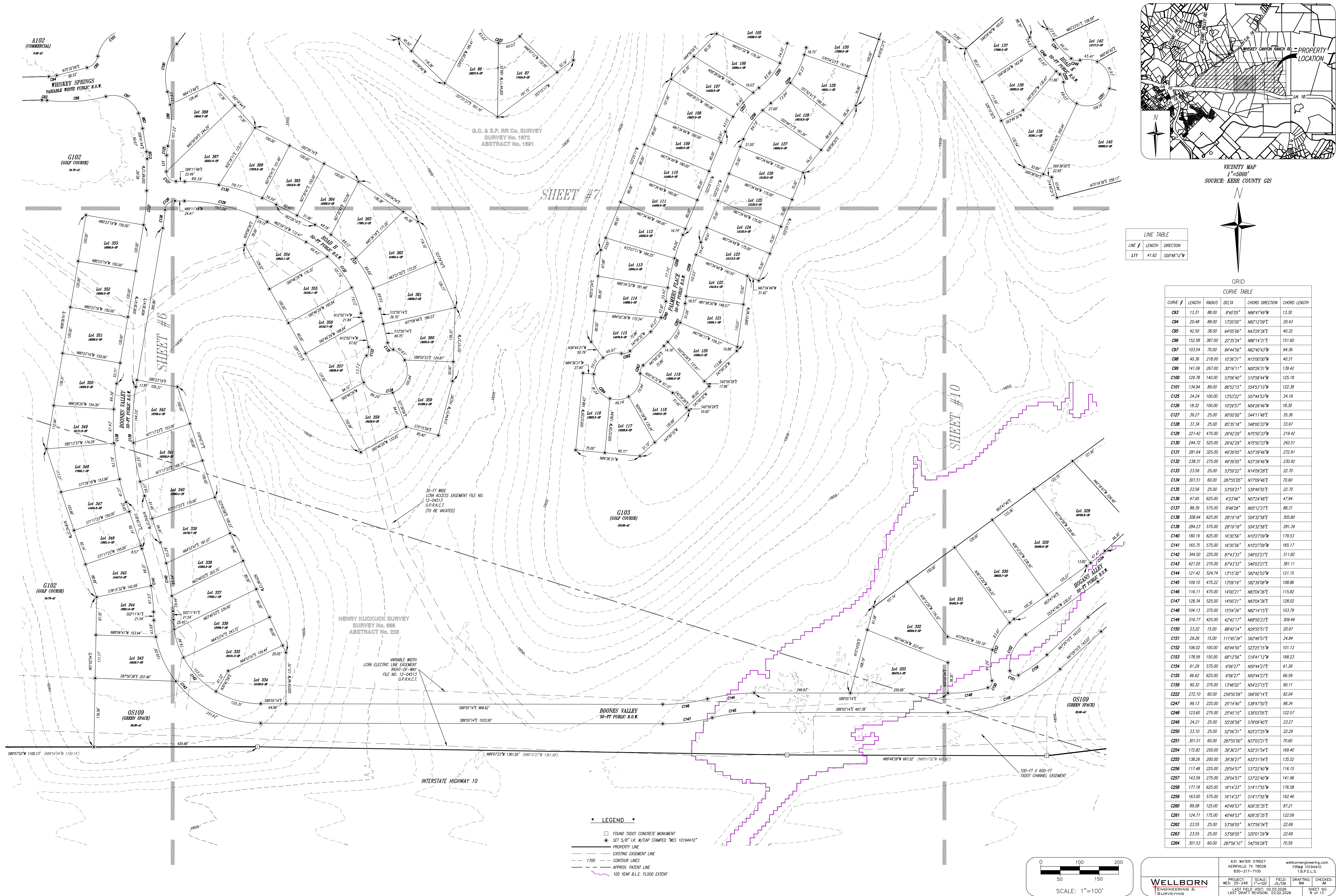
LINE TABLE	
LINE #	DIRECTION
L11	S00°48'12"W
L24	N26°15'15"W
L25	S26°15'15"E
L26	S15°55'18"E
L27	N15°55'18"W
L28	N44°10'18"E
L29	N44°10'18"E
L30	S84°56'30"W
L31	N84°56'30"E
L33	S76°57'16"W
L34	N76°57'16"E



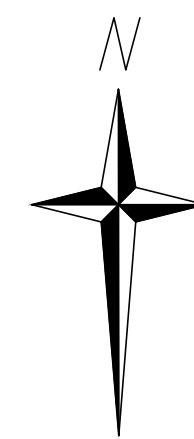
VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C83	13.31	88.00	8°40'05"	N86°47'49"W
C94	20.48	88.00	13°20'00"	N82°12'09"E
C95	42.50	38.00	64°05'06"	N43°29'36"E
C96	152.58	387.00	22°35'24"	N86°14'31"E
C97	103.54	70.00	84°44'56"	N62°40'43"W
C98	40.36	218.00	10°36'31"	N15°00'00"W
C99	141.06	267.00	30°16'11"	N00°26'31"W
C100	129.78	140.00	53°06'40"	S10°58'44"W
C101	134.94	89.00	86°52'15"	S54°53'10"W
C102	23.75	28.00	48°36'17"	N74°01'09"E
C105	24.24	100.00	13°53'22"	S07°44'53"W
C106	18.32	100.00	10°29'57"	N04°26'46"W
C107	39.27	25.00	90°00'00"	S44°11'48"E
C108	37.34	25.00	85°35'18"	S48°00'33"W
C109	221.42	475.00	26°42'29"	N75°50'33"W
C110	244.72	525.00	26°42'29"	N75°50'33"W
C113	88.39	575.00	8°48'28"	N05°12'27"E
C114	9.08	100.00	5°12'02"	S40°08'05"W
C115	12.43	100.00	7°07'11"	N46°09'25"E
C116	325.85	375.00	49°47'12"	S67°29'25"W
C117	281.62	325.00	49°38'56"	S67°33'34"W
C118	215.12	325.00	21°52'54"	N81°26'34"E
C119	67.63	375.00	10°19'53"	N21°05'17"W
C120	76.64	425.00	10°19'53"	N21°05'17"W
C121	34.83	25.00	79°50'09"	N23°59'46"E
C122	272.10	60.00	22°59'09"	S66°00'14"E
C123	117.39	325.00	20°41'45"	N46°38'29"E
C124	61.87	450.00	7°52'41"	S40°13'58"W
C125	68.75	500.00	7°52'41"	S40°13'58"W
C126	292.30	550.00	30°26'59"	S59°23'48"W
C127	318.87	600.00	30°26'59"	S59°23'48"W
C128	70.04	625.00	6°25'15"	N71°24'40"E
C129	22.62	15.00	86°25'00"	N68°35'28"W
C130	22.62	15.00	86°25'00"	S17°49'32"W
C131	112.07	425.00	15°06'31"	N17°49'42"W
C132	291.10	375.00	44°28'35"	N03°08'41"W
C133	22.20	15.00	84°47'03"	S52°39'58"E
C134	22.20	15.00	84°47'03"	S42°32'59"W
C135	80.16	575.00	7°59'14"	N80°56'53"E
C136	87.13	625.00	7°59'14"	N80°56'53"E
C137	23.55	25.00	53°58'05"	N49°58'14"E
C138	23.55	25.00	53°58'05"	N76°03'41"W
C139	301.53	60.00	28°56'10"	N13°02'44"W
C140	140.46	425.00	18°56'09"	N09°37'32"E
C141	23.56	15.00	90°00'00"	S25°54'23"E
C142	23.56	15.00	90°00'00"	S64°05'37"W
C143	55.28	375.00	8°26'44"	S75°07'45"E
C144	62.65	425.00	8°26'44"	S75°07'45"E
C145	255.23	275.00	53°10'37"	N52°45'49"W
C146	208.83	225.00	53°10'37"	N52°45'49"W
C147	99.13	225.00	25°14'40"	S38°47'50"E
C148	123.60	275.00	25°14'40"	S39°03'05"E



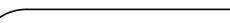
VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS



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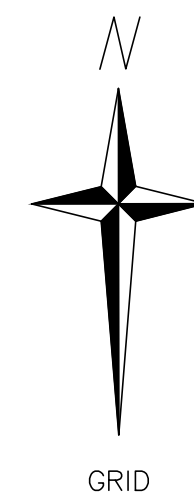
LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	41.62	S00°48'12"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C03	13.31	88.00	840°05"	N86°47'49"W	13.30
C04	20.48	88.00	1720°00"	N82°12'00"E	20.43
C05	42.50	38.00	6405°06"	N43°29'36"E	40.32
C06	152.58	387.00	2735°24"	N86°14'31"E	151.60
C07	103.54	70.00	8444°56"	N62°40'43"W	94.36
C08	40.36	218.00	1036°31"	N15°00'00"W	40.31
C09	141.06	260.00	3016°11"	N0026°31"E	139.42
C10	129.78	140.00	5706°40"	S105°58'44"W	125.18
C101	134.94	89.00	8652°51"	S54°53'10"W	122.38
C125	24.24	100.00	1353°22"	S07°44'53"E	24.18
C126	18.32	100.00	10729°53"	N042°46'E	18.30
C127	39.27	25.00	9000°00"	S44°11'48"E	35.36
C128	37.34	25.00	8535°16"	S48°00'33"W	33.97
C129	221.42	475.00	2642°29"	N75°50'33"E	219.42
C130	244.72	520.00	2642°29"	N75°50'33"E	242.51
C131	281.64	325.00	4939°05"	N37°39'46"E	272.91
C132	238.31	275.00	4939°05"	N37°39'46"E	230.92
C133	23.56	25.00	5759°22"	N149°28'E	22.70
C134	301.51	60.00	26875°05"	N77°09'46"E	70.60
C135	23.56	25.00	5759°21"	S39°49'55"E	22.70
C136	47.95	625.00	423°46"	N07°24'48"E	47.94
C137	88.39	575.00	848°28"	N05°12'27"E	88.31
C138	308.94	625.00	2819°18"	S043°25'E	305.80
C139	284.23	575.00	2819°18"	S043°25'E	281.34
C140	180.16	625.00	1630°56"	N102°27'09"W	179.53
C141	165.75	625.00	1630°56"	N102°27'09"W	165.17
C142	344.50	225.00	8743°33"	S46°03'27"E	311.82
C143	421.05	225.00	8743°33"	S46°03'27"E	381.11
C144	121.42	524.74	1315°30"	S82°42'03"W	121.15
C145	109.10	475.22	17309°16"	S38°29'08"E	108.86
C146	116.11	475.22	1400°21"	N83°04'36"E	115.82
C147	128.34	525.00	1400°21"	N83°04'36"E	128.02
C148	104.13	375.00	15534°34"	N82°14'15"E	103.79
C149	316.77	425.00	4242°17"	N68°50'49"E	309.49
C150	23.22	15.00	8842°14"	N29°55'51"E	20.97
C151	29.26	15.00	11145°34"	S62°49'57"E	24.84
C152	106.62	100.00	6044°50"	S32°25'15"E	101.13
C153	178.59	150.00	6812°56"	S194°11'22"W	168.23
C154	61.29	575.00	6706°29"	N50°44'20"E	61.26
C155	66.62	625.00	6706°29"	N50°44'20"E	66.59
C159	90.32	375.00	1348°02"	N542°15'55"E	90.14
C202	272.10	60.00	29590°09"	S66°00'14"E	92.01
C247	99.13	225.00	2514°40"	S38°47'50"E	98.34
C248	123.61	275.00	2545°10"	S39°03'05"E	122.57
C249	24.20	25.00	5528°58"	S78°09'40"E	23.27
C250	23.10	25.00	5256°31"	S257°25"E	22.29
C251	301.51	60.00	28755°00"	N70°31'21"E	70.60
C254	172.82	250.00	3936°22"	N32°31'54"E	169.40
C255	138.26	200.00	3936°22"	N32°31'54"E	135.52
C256	117.48	225.00	2954°53"	S3722°40"E	116.15
C257	143.59	275.00	2954°53"	S3722°40"E	141.96
C258	177.18	625.00	1614°33"	S141°17'55"W	176.58
C259	163.00	575.00	1614°33"	S141°17'55"W	162.46
C260	89.08	125.00	4049°53"	N26°35'35"E	87.21
C261	124.71	175.00	4049°53"	N26°35'35"E	122.09
C262	23.55	25.00	5758°05"	N73°59'34"E	22.69
C263	23.55	25.00	5758°05"	S0001°29"E	22.69
C264	301.53	60.00	28760°28"	S42°58'28"E	70.59

	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.I.S.		
	PROJECT: WES: 25-248	SCALE: 1"=100'	FIELD: JS/CM	DRAFTING: BM	CHECKE: JM
	LAST FIELD VISIT: 02.03.2026 LAST DRAFT REVISION: 03.02.2026				SHEET NO. 8 of 13



VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

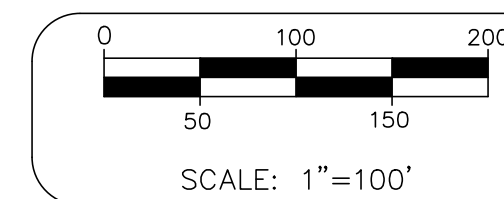


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD LENGTH
C148	104.13	375.00	19°54'34"	N82°14'15"E	103.79
C149	316.77	425.00	42°42'17"	N88°50'21"E	309.49
C150	23.26	15.00	88°42'14"	N29°55'51"E	20.87
C151	29.22	15.00	11°44'54"S	S62°49'53"E	26.94
C152	106.02	100.00	60°44'50"	S32°25'15"E	101.13
C153	178.59	150.00	68°12'56"	S19°41'12"E	168.23
C154	129.19	575.00	63°06'27"	N50°44'21"E	61.26
C155	66.62	625.00	63°06'27"	N50°44'21"E	66.59
C156	23.55	25.00	S75°05'05"	S74°40'16"E	22.69
C157	23.55	25.00	S75°05'05"	N20°42'11"E	22.69
C158	301.53	60.00	28°56'10"S	N42°18'47"W	70.59
C159	90.32	375.00	13°46'02"	N64°23'15"E	90.11
C160	152.29	25.00	20°15'40"	S57°33'05"W	149.51
C161	132.61	375.00	20°15'40"	S57°33'05"W	131.92
C162	227.61	375.00	22°40'50"	N65°24'30"E	226.13
C163	241.74	625.00	22°40'50"	N65°24'30"E	245.79
C164	162.62	225.00	41°24'43"	S65°46'21"E	159.11
C165	126.49	175.00	41°24'43"	S65°46'21"E	123.75
C166	86.56	625.00	71°56'05"	N89°33'08"W	86.49
C167	79.63	15.00	75°06'15"	N89°33'08"W	79.57
C168	31.13	275.00	66°54'23"	N52°07°54"W	303.19
C169	262.74	225.00	66°54'23"	N52°07°54"W	248.07
C170	70.37	275.00	14°38'40"	S26°00'32"E	70.18
C171	11.66	325.00	70°21'21"	S19°42'23"E	11.66
C172	21.79	15.00	83°14'37"	N20°55'15"E	19.93
C173	22.23	15.00	84°09'04"	N15°24'54"E	20.63
C174	180.15	40.00	25°48'17"	N75°24'42"E	178.10
C175	157.63	350.00	25°48'17"	N75°24'42"E	156.30
C176	23.56	15.00	90°00'00"	S45°08'41"E	21.21
C177	23.56	15.00	90°00'00"	N45°18'51"E	21.21
C178	23.55	25.00	S75°05'05"	S25°15'35"E	22.69
C179	23.55	25.00	S75°05'05"	N28°40'12"W	22.69
C180	301.53	60.00	28°56'10"S	N88°18'51"W	70.59
C181	34.83	25.00	75°09'08"	S15°46'05"E	32.08
C182	27.05	60.00	29°59'47"S	S38°15'20"W	92.07
C183	241.04	375.00	38°49'39"	S51°45'12"E	236.91
C184	208.90	325.00	38°49'39"	S51°45'12"E	205.32
C185	23.56	15.00	90°00'00"	N64°49'58"E	21.21
C186	23.56	15.00	90°00'00"	S25°10'11"E	21.21
C187	140.69	225.00	35°49'32"	S37°44'45"W	138.41
C188	109.42	175.00	35°49'32"	S37°44'45"W	107.65
C189	23.55	25.00	S75°05'05"	S82°38'14"E	22.69
C190	23.55	25.00	S75°05'05"	N28°40'28"E	22.69
C191	301.53	60.00	28°56'10"S	N34°20'29"W	70.59
C247	99.13	225.00	25°14'40"	S38°45'09"E	98.34
C248	123.60	275.00	25°14'40"	S39°03'05"E	122.57
C249	24.21	25.00	S5°28'38"	S79°09'40"E	23.27
C250	23.10	25.00	S2°56'31"	N25°27'55"E	22.29
C251	301.51	60.00	28°55'50"S	N33°03'12"E	70.60
C322	23.52	25.00	S5°14'35"	N29°01'47"E	22.66
C323	23.53	25.00	S4°43'55"	S24°08'55"E	22.72
C324	301.53	60.00	28°56'10"S	N87°59'00"E	70.59

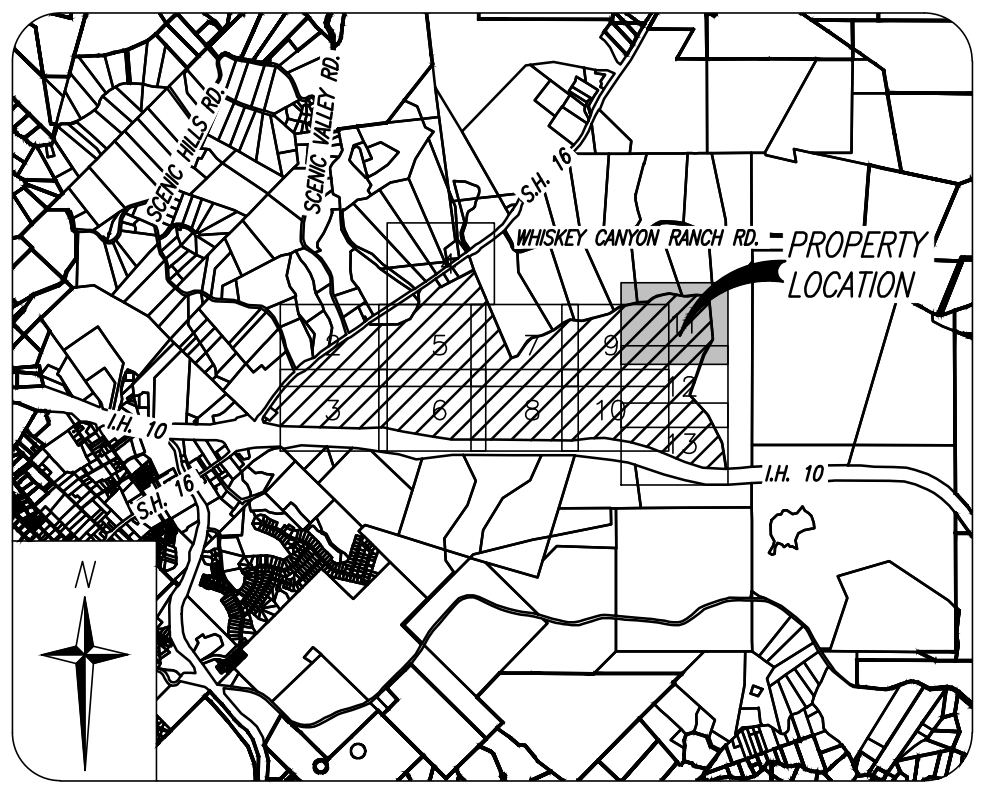
LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	39.28	S18°40'42"E
L13	39.28	S18°40'42"E
L16	20.95	N01°41'09"W
L17	28.77	S01°41'09"E
L18	10.54	S19°49'59"W
L19	20.71	N19°49'59"E
L20	5.76	N55°39'31"E
L21	5.76	S55°39'31"W

* LEGEND *

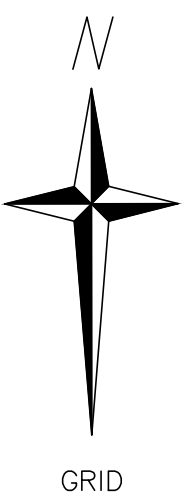
- FOUND TXDOT CONCRETE MONUMENT
 ● SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
 _____ PROPERTY LINE
 _____ EXISTING EASEMENT LINE
 --- 1700 --- CONTOUR LINES
 --- --- APPROX. PATENT LINE
 100 YEAR B.L.E. FLOOD EXTENT



	631 WATER STREET KERRVILLE TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.S.		
	PROJECT: WES: 25-248	SCALE: 1"=100'	FIELD: JS/CM	DRAFTING: BM	CHECKED: JM
	LAST FIELD VISIT: 02.03.2026 LAST DRAFT REVISION: 03.02.2026			SHEET NO 10 of 13	



VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

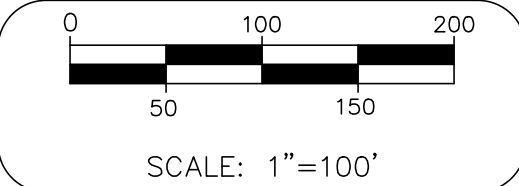


* LEGEND *

- UNMARKED POINT
- ⊕ FOUND SURVEY NAIL
- ⊙ FOUND 1/2" I.R. W/ CAP STAMPED "DELKEL"
- ⊙ SET 3/8" I.R. W/ CAP STAMPED "YES 10194410"
- EXISTING EASEMENT LINE
- - - 1700' CONTOUR LINES
- - - APPROX. PATENT LINE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C280	22.79	15.00	87°03'00"	N41°46'51"W
C281	22.85	15.00	87°16'14"	S45°22'46"W
C282	70.13	475.00	82°27'33"	N05°58'26"E
C283	77.51	525.00	82°27'33"	N05°58'26"E
C284	23.55	25.00	53°58'05"	N37°11'15"E
C285	23.55	25.00	53°58'05"	S16°46'50"E
C286	301.53	60.00	287°56'10"	S79°47'47"E
C287	228.63	775.00	16°54'11"	N86°14'34"E
C288	161.61	825.00	11°13'25"	N83°24'11"E
C289	144.94	375.00	22°08'45"	S88°51'51"W
C300	125.62	325.00	22°08'45"	S88°51'51"W
C301	52.36	50.00	60°00'00"	N69°56'13"E
C302	52.36	50.00	60°00'00"	N50°03'47"W
C303	125.07	100.00	71°39'35"	S75°46'01"W
C304	115.96	100.00	66°26'17"	S53°16'55"E
C305	54.16	50.00	62°04'04"	N55°28'02"W
C306	51.31	50.00	58°47'56"	S04°04'28"W
C307	237.02	250.00	54°19'15"	N02°43'38"E
C308	289.09	300.00	55°12'45"	N02°16'53"E
C309	75.86	425.00	10°13'36"	S24°46'27"W
C310	66.93	375.00	10°13'36"	S24°46'27"W
C311	68.24	425.00	9°12'01"	N24°15'40"E
C312	76.27	475.00	9°12'01"	N24°15'40"E
C313	181.64	275.00	37°50'42"	S09°56'19"W
C314	148.62	225.00	37°50'42"	S09°56'19"W
C315	78.20	325.00	13°47'07"	N02°05'26"W
C316	66.17	275.00	13°47'07"	N02°05'26"W
C317	46.69	225.00	11°53'18"	S01°08'34"E
C318	21.05	15.00	80°24'21"	N33°06'58"E
C319	21.05	15.00	80°24'21"	N66°28'41"W
C320	243.19	175.00	79°37'17"	S35°00'33"E
C321	234.91	275.00	48°56'33"	N20°54'20"E
C322	277.62	325.00	48°56'33"	N20°54'20"E
C323	238.11	325.00	41°58'41"	S17°25'24"W
C324	201.48	275.00	41°58'41"	S17°25'24"W
C325	281.91	275.00	58°44'06"	N09°02'42"E
C326	333.16	325.00	58°44'06"	N09°02'42"E
C327	202.82	275.00	42°15'23"	N41°27'03"W
C328	203.81	325.00	35°55'47"	N38°17'15"W
C329	21.91	15.00	83°40'24"	S14°24'56"E
C330	23.56	15.00	90°00'00"	N72°25'16"E
C331	132.58	275.00	27°37'20"	S41°13'56"W
C332	108.47	225.00	27°37'20"	S41°13'56"W
C333	373.38	325.00	65°49'27"	S84°30'32"W
C334	315.83	275.00	65°49'27"	S84°30'32"W
C335	52.36	50.00	60°00'00"	N81°35'48"E
C336	52.36	50.00	60°00'00"	S21°35'48"W
C337	73.09	100.00	41°52'38"	N12°32'07"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	5.17	S80°03'47"E
L37	5.17	S80°03'47"E
L38	35.88	N27°25'16"E
L39	37.95	S27°25'16"W



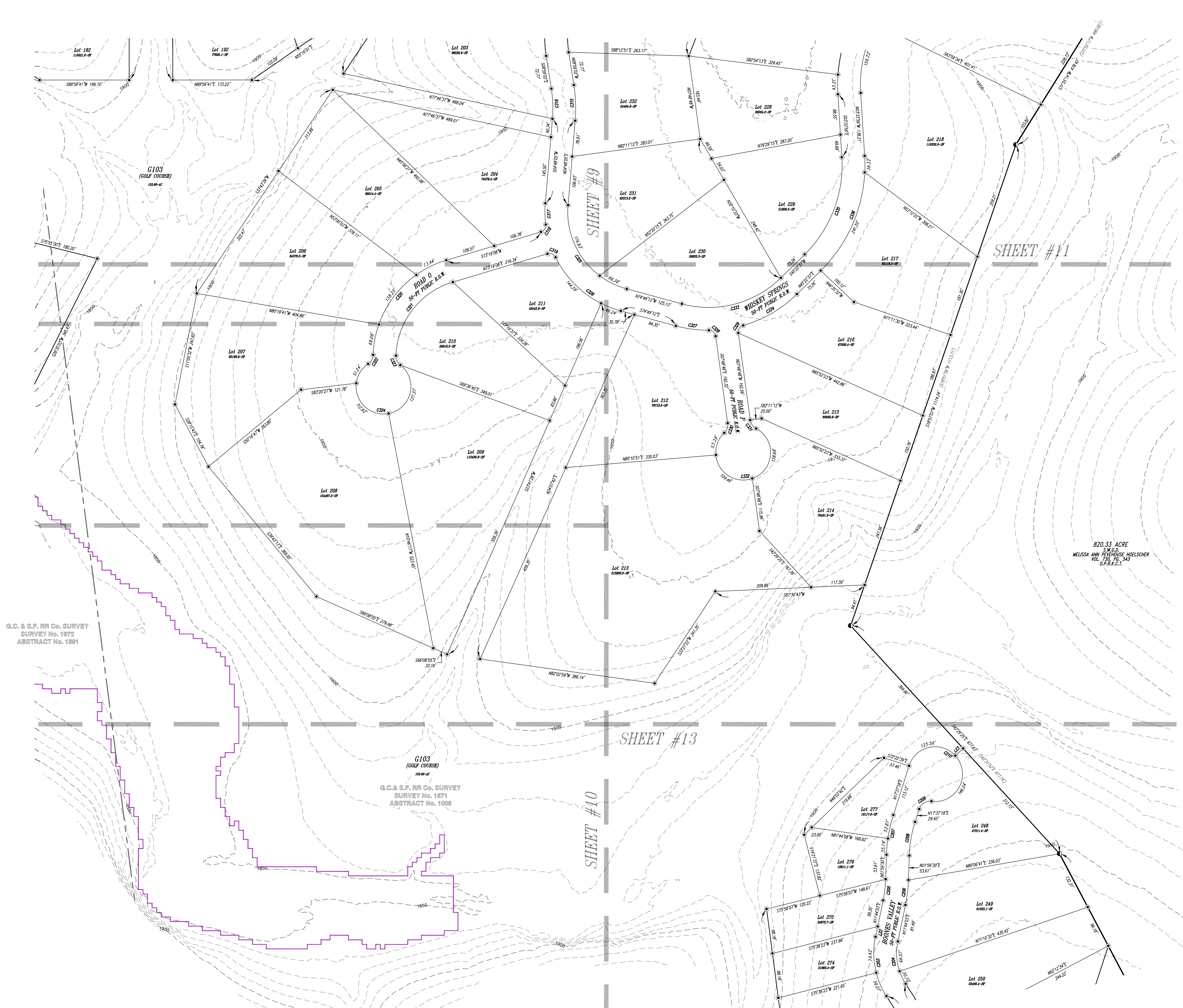
WELLBORN
ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
FIRM# 10194410
18-P.E.L.S.

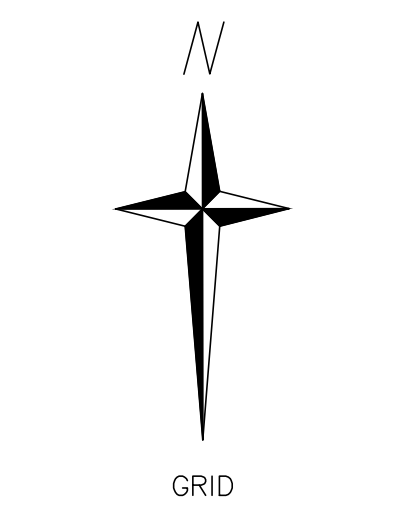
PROJECT: 25-248
LAST FIELD: 02.03.2026
LAST DRAFT: 03.02.2026

SCALE: 1"=100'
FIELD: JS/CM
DRAWING: EM
SHEET NO. 11 OF 13

wellbornengineering.com
CHECKED: JM



VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

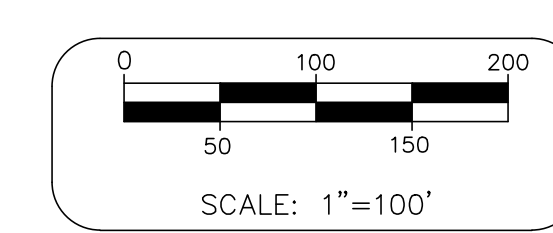


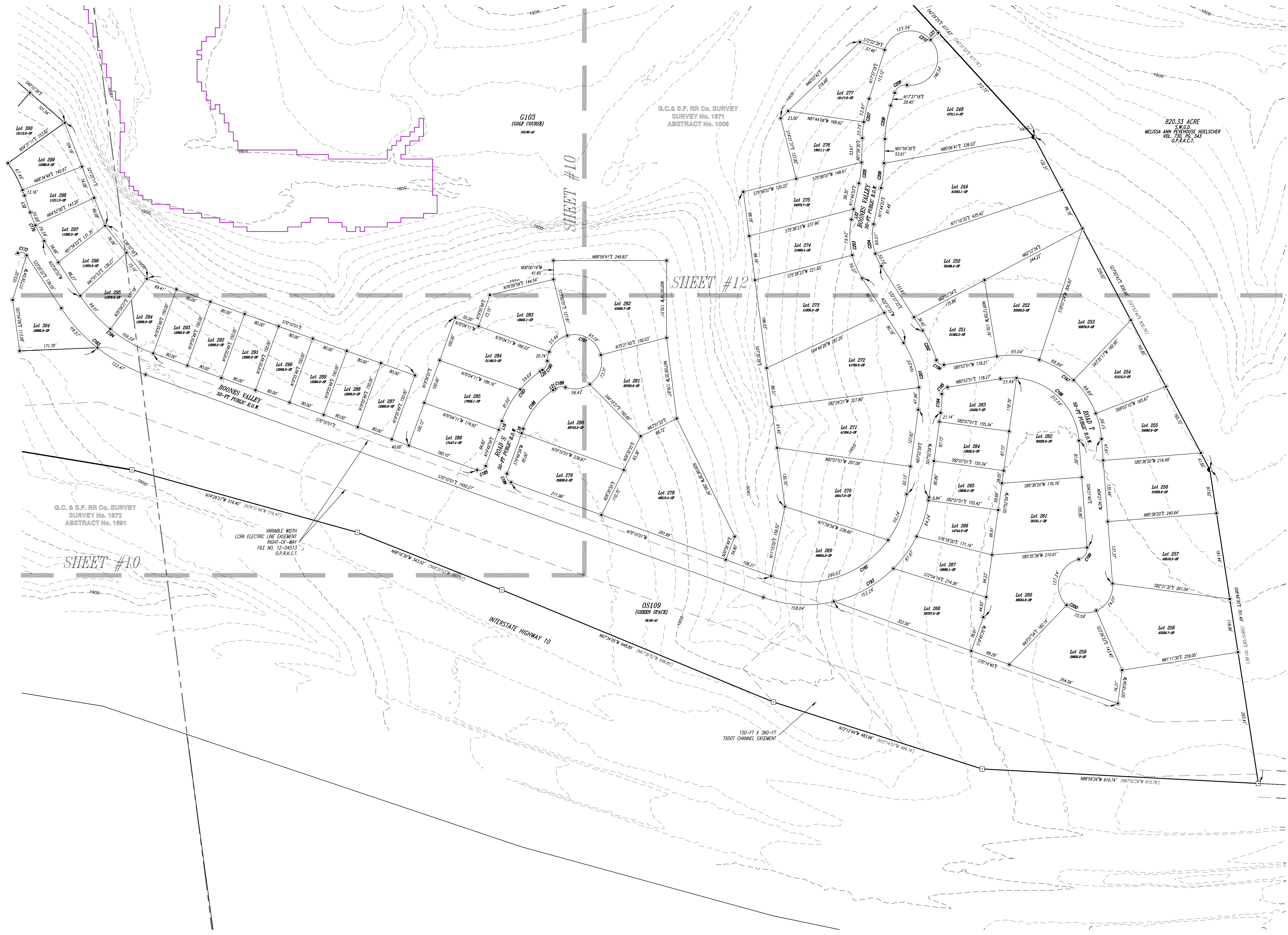
* LEGEND *

- FOUND 1/2" I.R.
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PROPERTY LINE
- EXISTING EASEMENT LINE
- 1700' CONTOUR LINES
- APPROX. PATENT LINE
- 100 YEAR B.L.E. FLOOD EXTENT

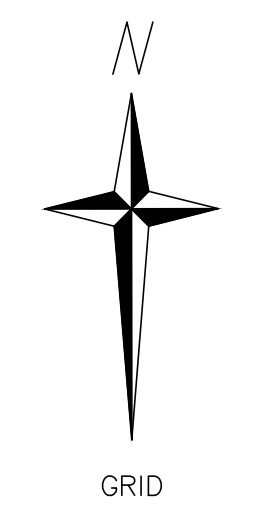
LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	39.28	S18°40'42"E
L22	23.14	N11°44'03"E
L23	23.29	S47°31'09"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C170	70.37	275.00	14°39'40"	S26°00'32"E	70.18
C173	22.03	15.00	84°09'04"	N75°24'54"W	20.10
C203	135.49	175.00	44°21'36"	S10°26'45"E	132.13
C204	96.78	125.00	44°21'36"	S10°26'45"E	94.38
C205	46.76	275.00	9°44'33"	N06°51'47"E	46.70
C206	55.26	325.00	9°44'33"	N06°51'47"E	55.20
C207	88.66	325.00	15°37'48"	S09°48'24"W	88.38
C208	75.02	275.00	15°37'48"	S09°48'24"W	74.79
C209	34.83	25.00	79°50'09"	S57°32'22"W	32.08
C210	272.10	60.00	259°50'12"	N32°27'39"W	92.04
C315	78.20	325.00	13°47'07"	N02°05'28"W	78.01
C316	66.17	275.00	13°47'07"	N02°05'28"W	66.01
C317	46.69	225.00	11°53'18"	S01°08'34"E	46.60
C318	21.05	15.00	80°24'21"	N33°06'58"E	19.36
C319	21.05	15.00	80°24'21"	N66°28'41"W	19.36
C320	279.77	225.00	71°14'39"	S37°41'49"W	262.10
C321	217.48	175.00	71°12'19"	S37°42'59"W	203.76
C322	23.52	25.00	53°54'35"	N29°01'47"E	22.66
C323	23.59	25.00	54°03'55"	S24°55'08"E	22.72
C324	301.53	60.00	28°56'10"	S87°59'00"E	70.59
C325	243.19	175.00	79°33'17"	S39°00'33"E	224.09
C326	190.64	225.00	48°32'42"	S50°32'51"E	184.98
C327	73.15	275.00	15°14'23"	S82°26'23"E	72.93
C328	21.53	15.00	82°14'46"	N48°56'11"W	19.73
C329	21.44	15.00	81°53'51"	S33°08'07"W	18.66
C330	23.55	25.00	53°58'05"	N19°10'14"E	22.69
C331	23.55	25.00	53°58'05"	S34°47'51"E	22.69
C332	301.53	60.00	28°56'10"	N82°11'12"E	70.59
C333	234.85	225.00	59°48'11"	N75°16'43"E	224.33
C334	137.78	275.00	28°42'26"	N59°43'50"E	136.35
C335	234.91	275.00	48°56'33"	N20°54'20"E	227.83
C336	277.62	325.00	48°56'33"	N20°54'20"E	269.25
C337	238.11	325.00	41°58'41"	S17°25'24"W	232.82
C338	201.48	275.00	41°58'41"	S17°25'24"W	197.00





VICINITY MAP
1"=5000'
SOURCE: KERR COUNTY GIS

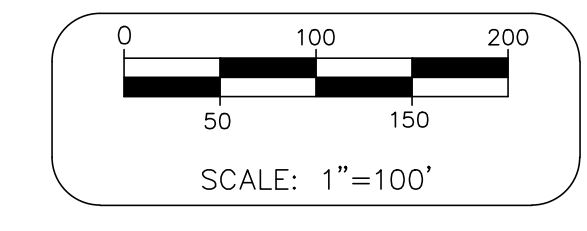


* LEGEND *

- FOUND 1X20T CONCRETE MONUMENT
- FOUND 1/2" I.R.
- SET 5/8" I.R. W/CAP STAMPED "WES 10194410"
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CONTOUR LINES
- 1700
- APPROX. PATENT LINE
- 100 YEAR B.L.E. FLOOD EXTENT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	39.28	S18°40'42"E
L20	5.76	N55°39'31"E
L21	5.76	S55°39'31"W
L22	23.14	N11°44'03"E
L23	23.29	S47°31'09"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C170	70.37	275.00	14°39'40"	S26°00'32"E
C173	22.03	15.00	84°09'04"	N75°24'54"W
C183	241.04	375.00	36°49'39"	S51°45'12"E
C184	208.90	325.00	36°49'39"	S51°45'12"E
C185	23.56	15.00	90°00'00"	N64°49'59"E
C186	23.56	15.00	90°00'00"	S25°10'01"E
C187	140.69	225.00	35°49'32"	S37°44'45"W
C188	109.42	175.00	35°49'30"	S37°44'45"W
C189	23.55	25.00	53°50'05"	S82°38'34"W
C190	23.55	25.00	53°50'05"	N28°40'28"E
C191	301.53	60.00	287°56'10"	N34°20'29"W
C192	400.36	225.00	101°56'59"	N58°51'29"E
C193	489.32	275.00	101°56'59"	N58°51'29"E
C194	40.36	265.00	8°43'33"	N03°31'13"E
C195	21.40	15.00	81°44'25"	S40°01'39"W
C196	21.42	15.00	81°50'00"	S58°11'09"E
C199	34.83	25.00	79°50'09"	N39°33'25"E
C200	272.10	60.00	259°50'09"	S54°26'35"E
C201	152.01	215.00	40°30'30"	N12°22'17"W
C203	135.49	175.00	44°21'36"	S10°26'45"E
C204	96.78	125.00	44°21'36"	S10°26'45"E
C205	46.76	275.00	9°44'33"	N06°51'47"E
C206	55.26	325.00	9°44'33"	N06°51'47"E
C207	88.66	325.00	15°37'48"	S09°48'24"W
C208	75.02	275.00	15°37'48"	S09°48'24"W
C209	34.83	25.00	79°50'09"	S57°32'22"W
C210	272.10	60.00	259°50'12"	N32°27'39"W



WELLBORN
ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE TX 78028
830-217-7100

PROJECT:
WES: 25-248

SCALE:
1"=100'

FIELD:
JS/CM

DRAFTING:
BM

CHECKED:
JM

SHEET NO.
13 OF 13

wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

Whiskey Springs Preliminary Plat (Case 2026-001)

Conditions of Approval

3/3/26 – FINAL – 3:45pm

The following Conditions of Approval (COA's) reference the Preliminary Plat, Civil Construction Drawings, and Final Plats related to comments received by the Development Review Committee (DRC) during Preliminary Plat review. All completed conditions will be confirmed by city staff.

1. **Preliminary Plat:** Proposed street names shall be submitted to the City and approved by both the City and Kerr911. Street names are not being approved with this Preliminary Plat.
2. **Civil Construction Drawings:** Any Civil Construction drawings that include TxDOT traffic impact improvements shall be approved by TxDOT prior to City approval.
3. **Final Plats:** Final Plats that include the Emergency Vehicle Access (EVA) shall reference at the north end of the EVA Document 93-10056, recorded in Volume 725, Page 59, Official Public Records of Kerr County, Texas.
4. **Final Plats:** All utility companies serving the Whiskey Springs development that require easements shall be signatory to Final Plats or provide the City with written confirmation that the Plat has been reviewed and required easements are accurately shown.
5. **Final Plats:** Any Final Plat that includes TxDOT Right-of-Way (ROW) shall be signed by TxDOT confirming approval of traffic impact improvements.
6. **Final Plats:** Provide language on Final Plats that clearly indicates that Public Rights-of-Way (ROW) are being dedicated to the City of Kerrville, for what purposes the ROW can be used, and who will maintain utilities and improvements within the ROW.
7. **Final Plats:** On each Final Plat, list all green space parcels, ownership information, and who will maintain.



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

CAPTION: Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such chapter more commonly known as the city's zoning code; by amending said code to include adding new definitions, amendments to development regulations for certain districts, administrative process, and the Land Use Table.

AGENDA DATE: March 5, 2026

DATE SUBMITTED: 02/10/2026

SUBMITTED BY:

EXHIBITS:

1. Ch. 60_Amendment_022726_draft

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Staff is recommending amendments to Chapter 60 of the Code of Ordinances, the Zoning Code. The attached draft Ordinance summarizes the proposed amendments. The Planning & Zoning Commission can either recommend approval to City Council or recommend approval with specific modifications.

RECOMMENDED ACTION:

Recommend approval or recommend approval with modifications.

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2026-__

AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF ORDINANCES, CITY OF KERRVILLE, TEXAS, SUCH CHAPTER MORE COMMONLY KNOWN AS THE CITY'S ZONING CODE; BY AMENDING SAID CODE TO INCLUDE ADDING NEW DEFINITIONS, REVISING SETBACKS AND THE OFF STREET PARKING SCHEDULE, ADDING NEW SUPPLEMENTAL DEVELOPMENT REQUIREMENTS, REVISING THE LAND USE TABLE, AND OTHER AMENDMENTS AS PROVIDED HEREIN; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, on August 27, 2019, City Council adopted Ordinance No. 2019-17, which adopted the City's Zoning Code, which included a Land Use Table and Zoning Map, collectively referred to herein as the "Zoning Code"; and

WHEREAS, Ordinance No. 2019-17 was adopted in accordance with and pursuant to the City's Comprehensive Plan; and

WHEREAS, pursuant to several recent land development projects, City Council, the Planning and Zoning Commission, and City staff recommend the adoption of several amendments to the Zoning Code; and

WHEREAS, pursuant to Section 60-73 of the Zoning Code, and in accordance with Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing held before the City Council on _____, 2026, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in a number of amendments to the Zoning Code as provided herein; and

WHEREAS, on _____, 2026, City Council held a public hearing on various zoning amendments pursuant to the published notice and has considered the application, comments, reports, and recommendations of the Planning and Zoning Commission and staff, public testimony, and other relevant support materials;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. Section 60-17 of the Zoning Code is amended with deleted language indicated by red, strikethrough (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“Sec. 60-17. – Terms defined.

...

Ambulatory Surgical Center means a medical facility where patients have planned surgeries or procedures and go home the same day – no overnight hospital stay.

...

Artisan’s/craftsman’s workshop means a place of business for the on-site production and/or repair ~~by hand~~ of custom products for retail sale, including, ceramics, leather goods, candles, jewelry, woodwork, picture frames, metal works, household or office-furniture, and clothing or other sewn or knitted products.

Assisted living facility means an establishment possessing a license issued by the state under V.T.C.A., Health and Safety Code ch. 247 (as it may be subsequently amended), including a resident or dwelling, that:

...

- 3) May provide assistance with or supervision of the administration of medication; and

...

Bicycle and Bicycle Accessory Sales and Repair means the sale of bicycles and bicycle accessories and/or the fixing of maintenance of bicycles.

...

Dwelling, small lot single family detached means a building containing only one dwelling unit and located on a single building site so as to allow for smaller lots with reduced setbacks to serve as buffers along all sides of the building.

...

Fabric store means a retail business that sells textiles and related materials primarily for sewing, crafting, quilting, upholstery, and other textile-based products.

...

Independent living facility for seniors means a residential community designed for older adults, typically aged 55 and older, who are able to live on their own and do not require daily medical care or personal assistance.

...

Luggage and leather goods store means a retail establishment that primarily sells products designed for travel, carrying, storage, and personal accessories, with an emphasis on items made from leather or leather-like materials.

...

Museum means an institution that collects, cares for, studies, and displays objects of lasting value such as artifacts, artwork, specimens, or documents for the purposes of education, preservation, and public enjoyment.

...

Residential care service means an organized service that provides housing, supervision, and personal care to individuals who are unable to live independently but do not require continuous medical or nursing care.

...

Sporting goods store means a retail establishment that sells equipment, apparel, footwear, and accessories used for sports, fitness, recreation, and outdoor activities.

...

Tailor, seamstress, or needlework shop means a retail shop involved in making, altering, or repairing clothing and textiles.”

SECTION TWO. Section 60-50, subsection (a)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(4) *Area and height regulations.* No building shall be constructed in the RE district except in conformance with the following requirements:

Single-family dwelling	
Characteristic	Requirement
Minimum lot size	1 acre
Minimum lot width	50 feet
Minimum front setback	25 feet
Minimum side setback	• Interior lot: 5 feet • Corner lot, street side:

	• ~~15~~ 5 feet • 19 feet to a garage door or carport eave
Minimum rear setback	• 25 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave; or • 5 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet
Minimum parking	2 spaces per dwelling unit

SECTION THREE. Section 60-50, subsection (b)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(4) *Area and height regulations.* No building shall be constructed in the R-1 district except in conformance with the following requirements:

Single-family dwelling	
Characteristic	Requirement
Minimum lot size	5,000 square feet
Minimum lot width	50 feet
Minimum front setback	25 feet
Minimum side setback	• Interior lot: 5 feet • Corner lot, street side: • ~~15~~ 5 feet • 19 feet to a garage door or carport eave
Minimum rear setback	• 25 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave; or • 5 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet
Minimum parking	2 spaces per dwelling unit

SECTION FOUR. Section 60-50, subsection (c)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(4) *Area and height regulations.* No building shall be constructed in the R-1A district except in conformance with the following requirements:

Single-family dwelling	
Characteristic	Requirement
Minimum lot size	5,000 square feet
Minimum lot width	50 feet
Minimum front setback	25 feet
Minimum side setback	• Interior lot: 5 feet • Corner lot, street side: • 15 5 feet • 19 feet to a garage door or carport eave
Minimum rear setback	• 25 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave; or • 5 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet
Minimum parking	2 spaces per dwelling unit

Additional requirements for single-family dwelling with accessory dwelling unit.		
	<i>Accessory dwelling unit within main building</i>	<i>Accessory dwelling unit in a detached structure</i>
Maximum building height	25 feet for main building including accessory dwelling unit.	35 feet for detached structure containing accessory dwelling unit.
Maximum area of accessory dwelling unit	One-half of the total floor area of the dwelling unit, excluding the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage	• One-half of the total floor area of the main dwelling unit, excluding the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage; and • Maximum 50% of the rear yard area, bounded by the side

		property lines, the rear wall of the main building, and the rear property line.
Minimum parking for dwelling with accessory unit	~~2~~ <u>1</u> parking spaces per dwelling unit (~~4~~ <u>3</u> spaces total for the main dwelling and an accessory dwelling unit)	~~2~~ <u>1</u> parking spaces per dwelling unit (~~4~~ <u>3</u> spaces total for the main dwelling and an accessory dwelling unit)

SECTION FIVE. Section 60-50, subsection (d)(7), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(7) Accessory buildings or structures prohibited in setback.

...

c An accessory building or structure with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height, including, but not limited to a detached accessory dwelling unit, carport, or garage, ~~with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height~~, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.

SECTION SIX. Section 60-50, subsection (d)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

(4) *Area and height regulation's.* No building shall be constructed in the R-2 district except in conformance with the following requirements:

Characteristic	Requirement	
	<i>Duplex</i>	<i>Townhome</i>
Minimum lot size	6,200 square feet	3,000 square feet
Minimum lot width	60 feet	25 feet
Minimum front setback	15 feet 19 feet to a garage door or carport eave	15 feet 19 feet to a garage door or carport eave
Minimum side setback	- Interior lot: 5 feet - Corner lot: ~~15~~ feet on the unattached side	- Interior lot: 0 feet

	• 19 feet to a garage door or carport	• 10 foot separation between townhome buildings • Corner lot: • 0 feet on any attached side • 15 feet on the unattached side • 19 feet to a garage door or carport
Minimum rear setback	• 15 feet • 19 feet to a garage door or carport eave	• 15 feet • 19 feet to a garage door or carport eave
Maximum building height	35 feet	• 35 feet • 45 feet when 100 feet or more from: • R0E, R-1, or R-1A zoning • RM zoning if developed for other than manufactured housing; • Land zoned MU or PD for single-family, patio home, or duplex uses
Minimum parking	2 spaces per dwelling unit	• 2.25 spaces per dwelling • 2 spaces for each dwelling unit • 0-25 spaces per dwelling unit for guest parking, to be provided in groups distributed throughout the development
Alley	N/A	Access to any lot less than 45 feet in width shall be from a paved alley or right-of-way
	<i>Small-lot single-family dwelling</i>	<i>Patio home</i>
Minimum lot size	3,300 square feet	4,000 square feet

Minimum lot width	30 feet	40 feet
Minimum front setback	10 feet build-to line	• 15 feet • 19 feet to a garage door or carport eave
Minimum side setback	• Interior lot: 5 feet • Corner lot, street side: • ~~15~~ feet • 19 feet to a garage door or carport eave	• Mandatory 0 feet on one side • 10 feet on the remaining side • Corner lot; street side: • ~~15~~ feet • 19 feet to a garage door or carport eave
Minimum rear setback	19 feet to a garage door or carport eave	• 15 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave; or • 5 feet if the garage or carport is built for two or more motor vehicles Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet	35 feet
Minimum parking	2 spaces per dwelling unit	2 spaces per dwelling unit
Alley	Access to any lot less than 45 feet in width shall be from a paved alley or right-of-way	Access to any lot less than 45 feet in width shall be from a paved alley or right-of-way

Additional requirements for patio homes and small-lot single-family dwellings	
Wall openings on zero setback side	Solid wall with no openings (windows, doors, etc.) required, except a wall constructed of opaque materials which allow the infiltration of light that is diffused so that objects on the other side cannot be seen clearly, is permitted.
Wall openings near zero lot line	Unless a screen fence has been constructed along the zero setback side of the property, no porch,

	door, or window may be constructed on any other wall of the dwelling at a distance less than five feet from the zero setback side of the lot
Atrium openings	No edge of the rooftop opening of an atrium constructed on the zero setback side of a dwelling shall be less than eight feet from ground level
Maintenance, overhang, and drainage easement	• A maintenance, overhang, and drainage easement not less than five feet in width must be platted on the adjacent lot running parallel to the zero setback lot line • A roof eave may extend 16 inches into the easement • A gutter and down spout shall be required along the zero setback side of the dwelling to ensure that drainage is handled on the owner's property, and said gutter system is not included in the calculation of the eave encroachment
Structures in required side setback	Structures shall be prohibited in the required ten-foot side setback
	<i>Single-family dwelling</i>
Minimum lot size	4,500 square feet
Minimum lot width	45 feet
Minimum front setback	• 15 feet • 19 feet to a garage door or carport eave
Minimum side setback	Interior lot: 5 feet Corner lot, street side: • 15 feet • 19 feet to a garage door or carport eave
Minimum rear setback	• 15 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave; or • 5 feet if the garage or carport is built for two or more motor vehicles Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet
Minimum parking	2 spaces per dwelling unit
Alley	N/A

SECTION SEVEN. Section 60-50, subsection (d)(7), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

~~“(7) *Consistent block face:*~~

- ~~a. In the R-2 district, no more than one type of housing shall be developed on the same street between intersecting streets on the same block.~~
- ~~b. Notwithstanding subsection (a), above, no more than one type of housing may be developed on loop streets or cul-de-sacs.~~

SECTION EIGHT. Section 60-50, subsection (d)(9), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

~~“(9) *Accessory buildings or structures prohibited in setback.*~~

...

- c. An accessory building or structure with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height, including, but not limited to a detached accessory dwelling unit, carport, or garage, ~~with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height~~, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.

SECTION NINE. Section 60-50, subsection (g)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

~~“(4) *Area and height regulation’s.*~~ No building shall be constructed in the RT district except in conformance with the following requirements:

Characteristic	Requirement	
	<i>Single-family dwelling</i>	<i>Nonresidential use</i>
Minimum lot size	5,000 square feet	6,000 square feet
Minimum lot width	50 feet	60 feet
Minimum front setback	25 feet	• 25 feet • Front yard to remain unpaved except for a driveway: parking in the front yard prohibited

Minimum side setback	• Interior lot: 5 feet • Corner lot, side street: • ~~15~~ feet • 19 feet to a garage door or carport	• Interior lot: 5 feet • Corner lot, side street: • ~~15~~ feet • 19 feet to a garage door or carport
Minimum rear setback	• 25 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave • 5 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley	• 25 feet • For a garage or carport adjacent to an alley: • 19 feet to a garage door or carport eave • 5 feet if the garage or carport is built for two or more motor vehicles • Setback may be measured from the centerline of an adjacent alley, but in no instance may be less than 5 feet from the alley
Maximum building height	35 feet	• 35 feet
Minimum parking	2 spaces per dwelling unit	Varies by use; see section 60-101

Additional requirements for nonresidential uses		
Maximum building area	3,000 square feet for nonresidential uses allowed herein except public and institutional uses	
Building Appearance	Building designed to appear as a residence	
Signage	See sign regulations, Development Standards	
Location of Parking, Nonresidential Uses	Parking to be located in the side or rear yard area	
<i>Additional Requirements for Single-Family Dwelling With Accessory Dwelling Unit</i>		
	Accessory Dwelling Unit Within Main Building	Accessory Dwelling Unit In A Detached Structure
Maximum Building Height	35 feet for main building including accessory dwelling unit	35 feet for detached structure containing accessory dwelling unit
Maximum Area of Accessory Dwelling Unit	One-half of the total floor area of the dwelling unit, excluding	• One-half of the total floor area of the main dwelling unit, excluding the area

	the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage	occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage; and Maximum 50% of the rear yard area, bounded by the side property lines, the rear wall of the main building, and the rear property line
Minimum Parking for Dwelling with Accessory Unit	2 parking spaces per dwelling unit (4 spaces total for the main dwelling and an accessory dwelling unit)	2 parking spaces per dwelling unit (4 spaces total for the main dwelling and an accessory dwelling unit)
	DUPLEX	
Minimum Lot Size	6,000 square feet	
Minimum Lot Width	60 feet	
Minimum Front Setback	15 feet 19 feet to a garage door or carport eave	
Minimum Side Setback	- Interior lot: 5 feet - Corner Lot: 15 feet on the unattached side 19 feet to a garage door or carport eave	
Minimum Rear Setback	15 feet 19 feet to a garage or carport eave	
Maximum Building Height	35 feet	
Minimum Parking	2 spaces per dwelling unit	

SECTION TEN. Section 60-50, subsection (g)(7), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(7) *Accessory buildings or structures prohibited in setback.*

...

- a. An accessory building or structure with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height, including, but not limited to a detached accessory dwelling unit, carport, or garage, ~~with a floor area not exceeding~~

~~1,000 square feet and not exceeding 15 feet in height,~~ may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.

SECTION ELEVEN. Section 60-52, subsection (b)(3), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(3) *Building and area regulations.* No building shall be constructed in the MU district except in conformance with the following requirements:

“Residential zoning district,”¹ as referenced in the regulations below, shall have the following meaning and shall apply whether the residential property is developed or vacant:

- a. RE, R-1, R-1A, or R-2 zoning;
- b. RM zoning if developed for other than manufactured housing; or
- c. Land zoned PD for single family, patio home, townhome, or duplex uses.

Characteristic	Requirement
	• Mixed-use buildings including both residential and nonresidential uses • Single-use buildings (buildings containing only nonresidential or only multifamily uses) on the same lot within an integrated development
Minimum lot area	N/A
Minimum lot width	N/A
Minimum front setback	• Local and collector street: 10 0feet • Arterial street: 15 feet
For illustrations of side and rear setback requirements and building height adjacent to residential, see appendix, figures 8 through 10	
Minimum side setback	• Interior lot: N/A • Corner lot, street side: • Local, collector, or arterial street: 15 feet • Highway: 25 feet • Adjacent to a residential zoning district as defined in subsection (b)(3) above: 25 feet
Minimum rear setback	• 10 feet • Adjacent to a residential zoning district as defined in subsection (b)(3) above: 25 feet. • For a double frontage lot, same as front setback

Maximum building height	• No limit except adjacent to a residential zoning district as described in subsection (b)(3) above, as follows: • Two stories of up to 35 feet when 25 feet to 100 feet from a residential property line; • 45 feet when more than 100 feet from a residential property line, with 1 foot of additional height allowed for each 1 foot of setback provided beyond 100 feet • No windows serving second story building area within 50 feet of the property line of any building wall facing a residential zoning district, as defined in subsection (b)(3) above to prevent views from nonresidential to residential property
Open space	~~For a mixed-use building containing dwelling units, in lieu of meeting parkland dedication requirements in accordance with city regulations, 8% of the site or portion of the site upon which residential units are located shall be developed for publicly accessible open space, said open space to be located on the same lot with the dwelling units and designed and improved in accordance with the requirements in subsection (b)(3) below~~
Minimum parking	• Residential uses: • 1.5 spaces for each 1-bedroom unit • 2.0 spaces for each 2-bedroom unit • 2.5 spaces for each unit with 3 or more bedrooms • Nonresidential uses in a mixed-use building including residential uses: 1 space for each 250 square feet • Mixed use credit: 10% reduction in the total number of spaces required for the nonresidential portion of a mixed-use building containing both residential and nonresidential uses • Nonresidential uses in a single-use building: varies by use; see article XII
Concept plan	~~Required with application for MU zoning~~

SECTION TWELVE. Section 60-52, subsection (b)(4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

~~“(4) *Concept plan.* An application for MU zoning shall include a concept plan drawing as defined herein, indicating the preliminary layout of proposed uses, proposed structures, parking utilities, and, if applicable, project phasing. The concept plan shall be construed as an illustration of the development concepts and not an exact representation of all specific details.~~

SECTION THIRTEEN. Section 60-52, subsection (b)(10), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

~~“*Traffic impact analysis.* An application for MU zoning shall include a traffic impact analysis as defined herein.~~

SECTION FOURTEEN. Section 60-60 of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“Sec. 60-60. – Supplementary development requirements.

...

(18) *Battery Energy Storage System.* This use is prohibited within 100 feet of the 100-year floodplain. Where such use is within 500 feet of the 100-year floodplain or within 1,000 feet of the Nimitz Lake impoundment area, such use shall require the adoption of a conditional use permit pursuant to the Code. The calculation of these distances shall be based on the approved Federal Emergency Management Agency (FEMA) map in place at the time of the development, and the distance shall be measured from the closest point of the floodplain or impoundment area to the closest point on the property line of the tract containing the battery energy storage system facility.

(19) *Data Center.* This use is prohibited within 100 feet of the 100-year floodplain. Where such use is within 500 feet of the 100-year floodplain or within 1,000 feet of the Nimitz Lake impoundment area, such use shall require the adoption of a conditional use permit pursuant to the Code. The calculation of these distances shall be based on the approved Federal Emergency Management Agency (FEMA) map in place at the time of the development, and the distance shall be measured from the closest point of the floodplain or impoundment area to the closest point on the property line of the tract containing the data center.

(20) *Pop-up or Temporary Market.* This use shall not be located on a vacant or unimproved lot.

SECTION FIFTEEN. Section 60-65, subsection (4), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“(4) Review process. Upon receipt of a complete application for a zoning change request, the application shall be reviewed under the process governing the review of an application for rezoning under V.T.C.A, Texas Local Government Code ch. 211, including notification, a report from the director, and public hearings before the planning and zoning commission and city council, allowing for testimony from the applicant and others who have an interest in the matter, acts, and opinions concerning the proposed change. Notification as referenced above shall include a notification sign posted on the subject property by the director in compliance with the Texas Local Government Code ~~visible to persons using the public right-of-way and which states the purpose and dates of the hearings~~. The director shall install the sign at least 11 days before the first public hearing, and the sign must remain posted and visible during the pendency of the review. Such sign is exempt from the city’s sign code as a government sign.

SECTION SIXTEEN. Section 60-104 of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“Sec. 60-104. Parking standards.

...

TABLE 2. SCHEDULE OF REQUIRED OFF-STREET PARKING

Parking standard	General use description	Requirement
<i>Nonresidential uses</i>		
1	Amusement center, indoor	Four spaces per court or bowling lane, plus one space per 100 square feet of gross floor area exclusive of courts and lanes
2	Amusement center, outdoor	One space per 600 square feet of recreation area
3	Artisan's/craftsman's workshop (manufacturing, custom)	One space per 1,000 square feet of gross floor area, plus the required spaces for retail sales and office uses (see applicable parking standards in this table)
4	Automobile service and repair facility (see also car washes)	Three spaces per service/repair bay, plus required parking for the office use (see office, general in

		this table); spaces in the service/repair bays shall not count towards meeting the required parking
5	Bank or financial institution	One space per 300 square feet of gross floor area
6	Building contractor (all types)	One space for each 500 square feet of gross indoor floor area, plus one space for each 1,000 square feet of outdoor area/storage
7	Car wash, full-service	Five parking spaces, plus two stacking spaces for each car wash bay (in addition to the spaces in the wash bays)
8	Car wash, self-service	Two parking spaces, plus one stacking space for each car wash bay (in addition to the spaces in the wash bays)
9	Church/temple/mosque/place of worship	One space per four seats in the sanctuary, plus parking for office, meeting rooms, classrooms, and common areas (see applicable parking standards in this table)
10	Convenience store with fuel sales	One space per 200 square feet of gross floor area, with a minimum of five parking spaces adjacent to the main building; spaces at the gasoline pumps shall not count towards meeting the required parking
11	Cultural facilities and institutions (museums, art galleries, library, etc.; excluding performance space)	One space for each 300 square feet of gross floor area; parking for performance space, if present, shall be calculated using the ratio for movie theater/dinner theater/auditorium, this table
12	Day care (child or adult)	One space for each employee, plus one space for each 500 square feet of gross floor area
13	Dealership—Automobile, boat, motorcycle, personal water craft, all terrain vehicle	One parking space for each 500 square feet of gross indoor sales floor area, plus one parking space for each 1,000 square feet of

		outdoor area automobile dealerships shall reserve and mark a minimum of five parking spaces adjacent to the main building for customer parking
14	Fitness center	One space per 400 square feet of gross floor area
15	Flea market, outdoor or other outdoor/open air market	One space per 600 square feet of site area
16	Funeral services	Five spaces for administrative uses and one space per four seats in the chapel
17	Garden center/nursery	One parking space for each 5,000 square feet of outdoor storage area; plus parking for associated sales or office area at one parking space per 250 square feet of gross floor area
18	Golf course or country club	Five spaces per green, plus required spaces for restaurants, office, and retail sales areas (see applicable parking standards in this table)
19	Hospitals	One space per four beds based on maximum capacity, plus three spaces per 1,000 square feet of gross floor area for offices, plus parking as required for accessory uses (see applicable parking standards, this table)
20	Hotel/motel	One space per guest room ,plus one space per 200 feet of gross floor area for restaurant, meeting rooms, office, and related facilities, excluding pool/common areas(see applicable parking standards, this table)
21	Industrial and manufacturing (assembly, fabrication, manufacturing, warehouse, showroom, distribution, and similar uses)	One space per 1,000 square feet of gross floor area, plus the required spaces for office use (see applicable parking standard, this table)

22	Mini-warehouses and self-storage	One space per 10,000 square feet of gross floor area, plus the required spaces for office and on-site apartment See article XII for additional parking requirements for this use
23	Movie theater/dinner theater/auditorium, etc.	One space per four fixed seats in the facility or one space per 50 square feet of gross floor area in the assembly area, whichever is greater
<u>24</u>	<u>Multi-tenant nonresidential building/complex</u>	<u>One space per 250 square feet of gross floor area</u> <u>Buildings or complexes over 20,000 square feet: One space per 300 square feet of gross floor area</u> <u>Gross floor area excludes non-public space</u>
~~24~~ <u>5</u>	Office, general (business or professional)	One space per 300 square feet of gross floor area
~~25~~ <u>6</u>	Office, medical	One space per 200 square feet of gross floor area
~~26~~ <u>7</u>	Outdoor storage and sales facilities	One space per 2,000 square feet of storage/sales area, plus the required spaces for office use (see applicable parking standard, this table)
~~27~~ <u>8</u>	Restaurants	One space per four seats or one space per 100 square feet of gross floor area, whichever is greater
~~28~~ <u>9</u>	Retail	One space per 300 square feet of gross floor area, excluding non-public space such as restrooms, office, or storage space
~~29~~ <u>30</u>	Retail, large items (furniture store, appliance sales or similar)	One space per 400 square feet
~~30~~ <u>1</u>	School, 0 through pre-k	See day care, this table
~~31~~ <u>2</u>	School, elementary and intermediate	Two spaces per classroom
~~32~~ <u>3</u>	School, secondary	Six spaces per classroom plus the required spaces for office use (see applicable parking standard, this table)

~~33~~ <u>4</u>	School, college or university	One space per two students, plus one space per student housing unit (room)
~~34~~ <u>5</u>	Short-term rental unit	One space per bedroom, plus parking required for the manager, if living off-site
~~35~~ <u>6</u>	Stables, commercial	One space per two stalls
~~36~~ <u>7</u>	Veterinary services	One space per 300 square feet of gross floor area
<i>Residential uses</i>		
~~37~~ <u>8</u>	Dwelling, single-family detached, patio home, duplex	Two spaces per unit
~~38~~ <u>9</u>	Single-family with accessory dwelling units	Two spaces for the main residence plus two spaces for the accessory dwelling
~~39~~ <u>40</u>	Townhome	Two spaces per dwelling unit plus 0.25 spaces per dwelling unit for guest parking, to be provided in groupings distributed throughout the development
~~40~~ <u>1</u>	Multifamily (apartment, condominium)	• 1.5 spaces for each one-bedroom unit • 2.0 spaces for each two-bedroom unit • 2.5 spaces for each unit with three or more bedrooms Parking areas for boats, trailers, and recreational vehicles prohibited unless a designated storage area is provided; this parking shall not count towards meeting the required parking
<i>Special standards for mixed use buildings</i>		
~~41~~ <u>2</u>	Dwellings, mixed-use	• 1.5 spaces for each one-bedroom unit • 2.0 spaces for each two-bedroom unit • 2.5 spaces for each unit with three or more bedrooms
~~42~~ <u>3</u>	Nonresidential uses in a mixed-use building (excluding area occupied by residential uses)	One space per 250 square feet of gross floor area

434	Mixed use credit	Ten percent reduction in the total number of spaces required for the nonresidential portion of a mixed-use building containing both residential and nonresidential uses
<i>Uses not listed</i>		
Parking for uses not listed herein shall be established by the development review committee (DRC) using the standard of a similar use or an applicable standard from another source. The requirements established by the DRC may be appealed to the planning and zoning commission.		

SECTION SEVENTEEN. Section 60-123, subsection (2), of the Zoning Code is amended with deleted language indicated by red, strikeout (~~deleted~~) and new language indicated by blue, underline (addition) as follows:

“Sec. 60-123 – Previously granted conditional use permits.

...

(2) Conditional use remaining a conditional use. If the use for which the CUP was granted requires a CUP in the zoning district in which the property is located, the previously issued CUP shall remain in full force and effect; provided, however, such permit shall be subject to termination as set forth in article XI.

SECTION EIGHTEEN. Table 1, Land Use Table, which was adopted as part of the Zoning Code, is amended to include new land uses, as indicated on the attachment found at **Exhibit A**.

SECTION NINETEEN. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

SECTION TWENTY. The terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance is declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION TWENTY ONE. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City’s Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION TWENTY TWO. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07 of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, A.D., 2026.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ of _____, A.D., 2026.

Joe Herring, Jr., Mayor

ATTEST:

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:

William L. Tatsch, Interim City Attorney

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Table 1, Land Use Table

LAND USES	Nonresidential Districts				Special Districts					Notes (Adopted by Ord 2026-##, date, 2026)
	C-1	C-2	C-3	IM	DAC	MU	PI	AD	AG	
<u>Battery Energy Storage System</u>				<u>C</u>						<u>16 Subject to requirements of Article IX 60-60(18)</u>
<u>Data Center</u>				<u>C</u>						<u>17 Subject to requirements of Article IX 60-60(19)</u>
<u>Farmers' Market (see Pop-up or Temporary Market)</u>										
Pet and Pet Supply Sales	P	P	P	<u>P</u>	P	P				
Pet Grooming	P	P	P	<u>P</u>	P	P				
<u>Pop-up or Temporary Market</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>18 Subject to requirements of Article IX 60-60(20)</u>
<u>Retail, general</u>		<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>				

P = Permitted, C = Conditional Use, blank = prohibited