



City Council Meeting Agenda
April 14, 2026 at 6:00 PM
City Hall, 701 Main Street, Kerrville, Texas



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CALL TO ORDER: Mayor Joe Herring, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE: Councilmember Brenda Hughes

1. **ANNOUNCEMENTS OF COMMUNITY INTEREST:** *Items of community interest, including expressions of thanks, congratulations, condolences; holidays; recognitions; city sponsored events, or events city officials will attend; safety and imminent threats to the public. No action will be taken.*
2. **PRESENTATIONS:**
 - 2.A Kerrville Firefighter of the Year. (*E Maloney, Fire Chief*)
 - 2.B Commendations of Recognition: Parks and Recreation Advisory Board members. (*J Herring, Mayor*)
 - 2.C Proclamation: April 13-20, 2026 as International Dark Sky Week. (*J Herring, Mayor*)
 - 2.D Parks System Recovery Update. (*J Brimhall, Director Parks & Recreation*)
3. **VISITORS/CITIZENS FORUM:** *Any citizen with business not scheduled on the agenda may speak to City Council. Prior to speaking, each speaker must complete a speaker request form and give it to the City Secretary, before the item is called or read into record. City Council may not discuss or take any action on an item but may place the issue on a future agenda. Each speaker is limited to four minutes.*
4. **CONSENT AGENDA:** *No discussion is anticipated on these items, which are considered routine, or included in the budget adoption process, or addressed in a workshop, staff report, or prior Council discussion. These items will be approved collectively by a single vote unless a Councilmember, staff, or citizen requests separate consideration. Approval of items is recommended which will authorize the Mayor or City Manager to take all actions necessary:*
 - 4.A City Council Special-Called meeting minutes March 20, 2026. (*S McElhannon, City Secretary*)
 - 4.B City Council workshop minutes March 24, 2026. (*S McElhannon, City Secretary*)
 - 4.C City Council meeting minutes March 24, 2026. (*S McElhannon, City Secretary*)
 - 4.D City Council Special-Called meeting minutes April 1, 2026. (*S McElhannon, City Secretary*)
5. **PUBLIC HEARING AND ORDINANCES, FIRST READING:**
 - 5.A Ordinance No. 2026-07. 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. *(D Paxton, Director Planning & Development)*

6. **CONSIDERATION AND POSSIBLE ACTION:**

6.A Discussion and possible action regarding employment of the City Attorney. (This item eligible for Executive Session 551.074) *(J Herring, Mayor)*

6.B Discussion and possible action regarding the Assistant City Attorney position. (This item is eligible for Executive Session 551.074) *(J Herring, Mayor)*

7. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications in Chapter 551 of the Texas Government Code. City Council also reserves the right to meet in executive session on the following issue(s):*

7.A Discussion regarding employment of the City Attorney. (551.074) *(J Herring, Mayor)*

7.B Discussion regarding the Assistant City Attorney position. (551.074) *(J Herring, Mayor)*

8. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.**

9. **ITEMS FOR FUTURE AGENDAS:** *Council may suggest items or topics for future agendas.*

ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 for further information. I hereby certify that this agenda was posted as notice of the meeting on the City Hall bulletin board and on the City's website Wednesday, April 08, 2026 at 4:15pm, 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 CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: Parks System Recovery Update. (*J Brimhall, Director Parks & Recreation*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/25/2026

SUBMITTED BY:

Jay Brimhall, Director of Parks & Recreation

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

P – Parks/Open Space/River Corridor

SUMMARY:

GUADALUPE PARK AND INCLUSIVE RECREATION

- Update on inclusive playground and basketball court status.
- Coordination with Whirlix, the NBA, and Foundation partners.
- Prioritization of equipment orders for Summer 2026 peak usage.

DEVELOPMENTS SINCE NOVEMBER 2025 REPORT

- Strategic pivot from reactive repairs to long-term resilient infrastructure.
- Utilizing the 2025 flood as a catalyst for a modernized park system.

LOUISE HAYS PARK (LHP) VISION

- Reminder on the reimagined layout.
- Staff is looking for funding.
- Phased approach will be fund-dependent

LOUISE HAYS PARK (LHP) VISION

- Finalized 2026 renderings for LHP as the anchor of the resilient system.
- Phase One restoration details including strategic tree planting.
- Submission of LCRA grant for the volleyball court reconstruction.

THE CERES PARTNERSHIP

- Recognizing Ceres as a foundational partner in the recovery effort.
- Successful December 2025 River Trail reopening (Legs 1 and 2).
- Ongoing commitment to heavy restoration work across the park system.
- Benches, Trash Receptacles, Parking Lots — Ongoing

KSP BEACHFRONT RESTORATION

- Active reconstruction of the beachfront area led by Ceres. Who are they?
- Public reopening target for May or June 2026.

GUADALUPE PARK AND INCLUSIVE RECREATION

- Update on inclusive playground and basketball court status.
- Coordination with Whirlix, the NBA, and Foundation partners.
- Prioritization of equipment orders for Summer 2026 peak usage.

NIMITZ LAKE AND TDEM COORDINATION

- Monitoring the scale and complexity of TDEM-led debris removal.
- Variables may push the lake cleanup into 2027.
- Maintaining flexibility for the 2026 Triathlon course and logistics.

RIVER SAFETY AND UGRA/COMMUNITY PARTNERSHIPS

- Shoreline restoration on May 30.
- Coordination with Trash Free Gulf for expanded shoreline impact.
- Underwater debris clearing at LHP, GDL, KSP, and CMC bridge site via Kerr Together.

Singing Wind Park

- Trails Masterplan Completed in December 2025
- Improved trails project at SW Park will cost \$600K in 2026 dollars
- A group of Biking and Trails Advocates want to help raise funding for the project
- Disk Golf course is under construction soon.

Olympic Pool

- Contractor informed Staff in February of significant cavitation issues along drain lines at the Olympic Pool
- This will delay the opening of the pool until next Spring
- Staff is working on alternatives for recreation during the summer to offset the loss of the pool

SIX-MONTH ROADMAP

- Alternative programming plans during the temporary pool closure.
- Grant Applications vs. Public/City Funds
- Forecast for the Camp Meeting Creek Bridge and full trail connectivity by late 2026.

RECOMMENDED ACTION:

Discussion and Direction



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: City Council Special-Called meeting minutes March 20, 2026. (S
McElhannon, City Secretary)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/18/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

1. 20260414 Minutes CC special-called meeting 3-20-26

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

March 20, 2026 City Council Special-Calle meeting minutes, 8:00am.

RECOMMENDED ACTION:

Approve minutes as presented.

**CITY COUNCIL SPECIAL-CALLED MEETING MINUTES MARCH 20, 2026 8:00 AM
KERRVILLE, TEXAS**

On March 20, 2026 at 8:00 AM, Mayor Joe Herring, Jr. called the Kerrville City Council Special-Called meeting to order in City Hall Council Chambers, 701 Main Street, and provided the invocation, and led the Pledge of Allegiance.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Shelley McElhannon, City Secretary

William Tatsch, Interim City Attorney

1. BOARD APPOINTMENTS:

1.A Kerrville Public Utility Board of Trustees position #3. (Eligible for Executive Session 551.074.)

Councilmember Kent McKinney made a motion to appoint David Sprouse as the Kerrville Public Utility Board of Trustees position #3, seconded by Councilmember Brenda Hughes. Motion approved 5-0.

2. EXECUTIVE SESSION: Executive Session was not called nor convened.

2.A Kerrville Public Utility Board of Trustees position #3. (551.074.)

Executive Session was not convened. This item was discussed in open session.

3. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY. N/A

ADJOURN. Special-Called meeting adjourned at 8:02 a.m.

APPROVED BY COUNCIL: _____

APPROVED:

ATTEST:

Joe Herring Jr., Mayor

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: City Council workshop minutes March 24, 2026. (*S McElhannon, City Secretary*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/10/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

1. 20260414 Minutes CC workshop 3-24-26

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

March 24, 2026 City Council workshop minutes, 4:30pm.

RECOMMENDED ACTION:

Approve minutes as presented.

**CITY COUNCIL WORKSHOP MINUTES
KERRVILLE, TEXAS**

MARCH 24, 2026 4:30 PM

CALL TO ORDER: On March 24, 2026 at 4:30 PM, Mayor Joe Herring, Jr. called the Kerrville City Council workshop to order in City Hall Council Chambers, 701 Main Street.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

Michael Hornes, Asst City Manager
Kim Meismer, Asst City Manager
William Tatsch, Interim City Attorney
Shelley McElhannon, City Secretary

David Barrera, Director Utilities
Chris Clark, Asst Director Utilities
Chris McCall, Police Chief

1. **PUBLIC COMMENTS:** No person(s) spoke.
2. **INFORMATION AND DISCUSSION:**
 - 2.A Updating Chapter 110, Code of Ordinances, Waterworks and Wastewater System.

David Barrera and Michael Hornes provided information and responded to questions.
3. **EXECUTIVE SESSION:** Executive Session was not called nor convened.
4. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** N/A

ADJOURN. Workshop adjourned at 4:53 p.m.

APPROVED BY COUNCIL: _____

APPROVED:

ATTEST:

Joe Herring Jr., Mayor

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: City Council meeting minutes March 24, 2026. (*S McElhannon, City Secretary*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/10/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

1. 20260414 Minutes CC minutes 3-24-26

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

March 24, 2026 City Council meeting minutes, 6:00pm.

RECOMMENDED ACTION:

Approve minutes as presented.

**CITY COUNCIL MEETING MINUTES
KERRVILLE, TEXAS**

MARCH 24, 2026 6:00 PM

On March 24, 2026 at 6:00 PM, Mayor Joe Herring, Jr. called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main Street. Councilmember Kent McKinney provided the invocation, and led the Pledge of Allegiance.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

Michael Hornes, Asst City Manager
Kim Meismer, Asst City Manager
William Tatsch, Interim City Attorney
Shelley McElhannon, City Secretary
David Barrera, Director Utilities
Julie Behrens, Director Finance
Jacob Bogusch, Finance Compliance

Jay Brimhall, Director Parks & Rec
Kyle Burow, Director Engineering
Chris Clark, Asst Director Utilities
Eric Maloney, Fire Chief
Chris McCall, Police Chief
Trina Rodriguez, Asst Finance Director
Crystal Stutes, Public Information Officer

VISITORS PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

Rae Cardenas, Executive Director Doyle Community Center
Josh Findlay, CPA, Director Forvis Mazars

1. ANNOUNCEMENTS OF COMMUNITY INTEREST: Crystal Stutes, Councilmember Brenda Hughes, Councilmember Jeff Harris, and Councilmember Delayne Sigerman provided information and announcements.

2. PRESENTATIONS:

2.A Presentation of the Kerrville Fire Department's EMS Person of the Year and Officer of the Year.

Fire Chief Eric Maloney presented and honored the Kerrville Fire Department's EMS Person of the Year to Bart Bartlett and Officer of the Year Jaran Floyd.

2.B Doyle Community Center: Summary of services and community support.

Rae Cardenas provided information and responded to questions.

3. FINANCE:

3.A Presentation of Audit Overview and FY2025 Annual Comprehensive Financial Report (ACFR).

Julie Behrens introduced the item and Josh Findlay, who provided information and responded to questions.

Councilmember McKinney made a motion to accept the ACFR as presented, seconded by Councilmember Hughes. Motion to accept approved 5-0.

4. VISITORS/CITIZENS FORUM: The following person(s) spoke:

- Katy Kappel
- George Baroody

5. CONSENT AGENDA: Shelley McElhannon read item 5A Ordinance No. 2026-04 and item 5B Ordinance No. 2026-05 captions into record.

Councilmember Hughes made a motion to approve items 5A, 5B, 5C, 5D, and 5E of the Consent Agenda, seconded by Councilmember Harris. Motion approved 5-0.

5.A Ordinance No. 2026-04, second reading. An Ordinance establishing a prima facie speed limit on Olympic Drive; authorizing installation of appropriate signs and markings; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine; establishing an effective date; and ordering publication. (This Ordinance was unanimously approved on first reading 3/10/26).

5.B Ordinance No. 2026-05, second reading. An Ordinance establishing prima facie speed limit on State Farm to Market Road 1338 (Goat Creek Parkway); authorizing installation of appropriate signs and markings; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine; establishing an effective date; and ordering publication. (This Ordinance was unanimously approved on first reading 3/10/26).

5.C Resolution No. 17-2026. A Resolution authorizing the City's submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the 2026 Downtown Revitalization Program Fund; and authorizing the Mayor and City Manager to act as the City's Executive Officers and Authorized Representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program.

5.D City Council workshop minutes March 10, 2026.

5.E City Council meeting minutes March 10, 2026.

END OF CONSENT AGENDA.

6. CONSIDERATION AND POSSIBLE ACTION:

6.A Resolution No. 16-2026. A Resolution authorizing the submission of a grant application to the United States Economic Development Administration by the City of Kerrville for wastewater improvements.

Michael Hornes provided information and responded to questions.
The following person(s) spoke: David Williams

Councilmember Harris made a motion to adopt Resolution No. 16-2026 allowing for submission of the grant application to the US Economic Development Administration and with a participation of 1.2 million dollars from our local developers, seconded by Councilmember Hughes. Motion approved 5-0.

6.B Resolution No. 18-2026. A Resolution authorizing the City's continued membership in the Atmos Cities Steering Committee (ACSC); and authorizing the City's payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

William Tatsch provided information and responded to questions.

Councilmember Sigerman made a motion to adopt Resolution No. 18-2026, seconded by Councilmember McKinney. Motion approved 5-0.

6.C Professional Services Agreement with 6S Engineering, Inc. for the 2026 Elm Creek Reclaimed Water Line Project in the amount of \$373,490.00. (BUDGETED)

Kyle Burow provided information and responded to questions.

The following person(s) spoke:

- Jerry Wolff
- George Baroody

Michael Hornes provided information and clarification.

Councilmember McKinney made a motion to authorize the City Manager to finalize and execute the professional services agreement for the Elm Creek Reclaimed Water Line project, seconded by Councilmember Sigerman. Motion approved 5-0.

6.D Professional Services Agreement with Freese & Nichols, Inc. for Design and Construction Services for the Water Treatment Plant Filter Replacement project in the amount of \$221,079.00. (2023 Water/ Sewer Bonds)

Kyle Burow provided information and responded to questions.

The following person(s) spoke: Jerry Wolff

Councilmember Hughes made a motion to authorize the City Manager to finalize and execute the professional services agreement, seconded by Councilmember Harris. Motion approved 5-0.

6.E Exterior Enhancement Grant Program for the City's Tax Increment Reinvestment Zone #1 and funding in an amount not to exceed \$50,000 for Fiscal Year 2025-2026.

Michael Hornes provided information and responded to questions.

Councilmember Sigerman made a motion to approve an additional \$50,000 being allocated from TIRZ #1 for the Exterior Enhancement Grant with the second round of funds benefiting the existing non-selected qualified applicants before funding previously funded applicants, seconded by Councilmember McKinney. Motion approved 5-0.

7. BOARD APPOINTMENTS:

7.A Appointment(s) to the Parks & Recreation Advisory Board.

Councilmember Harris made a motion to appoint Mark Armstrong, Jessica Kearns, and Lora Sutter to the Parks & Recreation Advisory Board, seconded by Councilmember McKinney. Motion approved 5-0.

8. **EXECUTIVE SESSION:** Executive Session was not called nor convened.

9. **ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.** N/A

10. ITEMS FOR FUTURE AGENDAS:

Mayor Herring requests an update on the Louise Hayes Park project at next meeting. Councilmember Harris requests Town Hall for Water at the next workshop.

ADJOURN. Meeting adjourned at 7:43 p.m.

APPROVED BY COUNCIL: _____

Joe Herring Jr., Mayor

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: City Council Special-Called meeting minutes April 1, 2026. (S McElhannon, City Secretary)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/25/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

1. 20260414 Minutes CC special-called meeting 4-01-26

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

April 1, 2026 City Council Special-Calle meeting minutes, 8:00am.

RECOMMENDED ACTION:

Approve minutes as presented.

**CITY COUNCIL SPECIAL-CALLED MEETING MINUTES APRIL 1, 2026 8:00 AM
KERRVILLE, TEXAS**

On April 1, 2026 at 8:00 AM, Mayor Joe Herring, Jr. called the Kerrville City Council Special-Called meeting to order, provided the invocation, and led the Pledge of Allegiance in the City Hall Council Chambers, 701 Main Street.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
William Tatsch, Interim City Attorney
Michael Hornes, Asst City Manager

Kim Meisner, Asst City Manager
Kesha Franchina, Deputy City Secretary

1. EXECUTIVE SESSION: Councilmember Delayne Sigerman motioned to go into Executive Session under 551.074, seconded by Councilmember Kent McKinney. The motion passed 5-0, and at 8:01 a.m. City Council recessed open session and convened into closed Executive Session.

1.A Discussion regarding candidates for the position of City Attorney. (551.074)

At 8:32 a.m. City Council adjourned Executive Session and reconvened open session meeting. No action was taken in Executive Session.

2. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY.

Mayor Herring requested the Assistant City Attorney discussion be placed on a future council agenda. City Council provided consensus to discuss in the future.

ADJOURN. Mayor Herring adjourned the meeting at 8:33 am.

APPROVED BY COUNCIL: _____

APPROVED:

ATTEST:

Joe Herring Jr., Mayor

Kesha Franchina, Deputy City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: Ordinance No. 2026-07. 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. (*D Paxton, Director Planning & Development*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 03/26/2026

SUBMITTED BY:

Drew Paxton, Director of Planning and Development

EXHIBITS:

1. 20260414 Ord 2026-07 Zoning Code amendments

Expenditure:
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
E – Economic Development

SUMMARY:

This ordinance proposes a comprehensive update to Chapter 60 (Zoning Code) to address issues identified through recent development activity, improve clarity, and better align regulations with current development trends and community goals. The amendments focus on five primary areas:

1. Updated definitions and land uses
2. Adjustments to residential development standards
3. Expanded housing flexibility (including small-lot and accessory units)
4. Revised parking standards
5. New supplemental regulations for emerging uses

Key Changes

New and Updated Definitions

The ordinance adds and clarifies several land use definitions to better reflect modern development patterns and eliminate ambiguity. Notable additions include:

- Battery Energy Storage Systems
- Data Centers

Adding these definitions, it will improve consistency in the interpretation and administration of the zoning code.

Residential Setback and Development Standards

Updates are made across multiple zoning districts (RE, R-1, R-1A, R-2, RT), reducing the side setbacks on corner lots (generally from 15 feet to 5 feet, with garage spacing considerations). The reduction of the corner lot side setback will increase the buildable area on residential corner lots and encourage more efficient lot utilization.

Accessory Dwelling Units (ADUs):

- Reduced parking requirements (from 4 to 3 total spaces)
- Clarifies that ADUs qualify as accessory structures and are eligible for reduced side and rear setbacks when they are $\leq 1,000$ sq ft and ≤ 15 ft in height.

Mixed-Use (MU) District Enhancements

- No longer requires:
 - Concept plans with MU zoning requests
 - Traffic impact analyses
- Removes open space requirement in lieu of parkland dedication

The intent is to provide more predictability for Mixed-Use Zoning applications.

Supplemental Use Regulations

New standards are introduced for emerging and specialized uses:

- **Battery Energy Storage Systems & Data Centers:**
 - Prohibited within 100 feet of the floodplain
 - Conditional Use Permit required within:
 - 500 feet of floodplain
 - 1,000 feet of Nimitz Lake
- **Farmers Markets:**
 - Prohibited on vacant or unimproved lots

The purpose is to address safety and environmental concerns and provide oversight for higher-impact uses.

Parking Standards Update

The ordinance includes a comprehensive update to the off-street parking table:

- Adds new use categories
- Refines ratios for commercial and residential uses

This will align parking requirements with actual demand, support modern retail and mixed-use patterns, and reduce overparking.

Land Use Table Amendments

- Adds newly defined uses
- Aligns permitted/conditional uses with updated definitions

Recommendation

Staff and the Planning & Zoning Commission recommend approval of the ordinance as presented.

RECOMMENDED ACTION:

Recommend approval of Ordinance No. 2026-07, or recommend approval with modifications.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2026-07**

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, strikeout (~~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

...

Battery energy storage system means one or more devices, often housed in containers or buildings, capable of storing electrical energy to supply the grid or specific structures at a future time.

...

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

...

Data center means a facility housing computer systems, servers, and related infrastructure for data storage and processing.

...

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.

...

Farmers Market means a market or temporary use of land where farmers or merchants sell food or other agricultural and related products directly to the public, usually from trucks, booths, stalls, or inside a permanent structure. This may include the sale of custom products including ceramics, leather goods, candles, jewelry, woodwork, picture frames, metal works, furniture, and clothing or other sewn or knitted 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.

...

Retail, general means the use of land designated for businesses selling goods directly to consumers, including stores, boutiques, and shopping centers.

...

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	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, street side: • 15 <u>5</u> feet • 19 feet to a garage door or carport eave
Minimum rear setback	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, street side: <ul style="list-style-type: none"> • 15 <u>5</u> feet • 19 feet to a garage door or carport eave
Minimum rear setback	<ul style="list-style-type: none"> • 25 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 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, strikethrough (~~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	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, street side: <ul style="list-style-type: none"> • 15 <u>5</u> feet • 19 feet to a garage door or carport eave
Minimum rear setback	<ul style="list-style-type: none"> • 25 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave 	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Minimum side setback	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot: <ul style="list-style-type: none"> • 15 feet on the unattached side • 19 feet to a garage door or carport 	<ul style="list-style-type: none"> • Interior lot: <ul style="list-style-type: none"> • 0 feet • 10 foot separation between townhome buildings • Corner lot: <ul style="list-style-type: none"> • 0 feet on any attached side • 15 feet on the unattached side • 19 feet to a garage door or carport
Minimum rear setback	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave 	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Maximum building height	35 feet	<ul style="list-style-type: none"> • 35 feet • 45 feet when 100 feet or more from: <ul style="list-style-type: none"> • R0E, R-1, or R-1A zoning • RM zoning if developed for other

		<p>than manufactured housing;</p> <ul style="list-style-type: none"> • Land zoned MU or PD for single-family, patio home, or duplex uses
Minimum parking	2 spaces per dwelling unit	<ul style="list-style-type: none"> • 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 dwelling</i>	<i>single-family 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	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Minimum side setback	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, street side: <ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave 	<ul style="list-style-type: none"> • Mandatory 0 feet on one side • 10 feet on the remaining side • Corner lot; street side: <ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Minimum rear setback	19 feet to a garage door or carport eave	<ul style="list-style-type: none"> • 15 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Minimum side setback	Interior lot: 5 feet Corner lot, street side: <ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave
Minimum rear setback	<ul style="list-style-type: none"> • 15 feet • For a garage or carport adjacent to an allege: <ul style="list-style-type: none"> • 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)(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.*

...

- 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 EIGHT. 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	<ul style="list-style-type: none"> • 25 feet • Front yard to remain unpaved except for a driveway: parking in the front yard prohibited
Minimum side setback	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, side street: <ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport 	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner lot, side street: <ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport
Minimum rear setback	<ul style="list-style-type: none"> • 25 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 25 feet • For a garage or carport adjacent to an alley: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 the area occupied by the accessory dwelling unit; floor area of the house excludes the area of any attached garage	<ul style="list-style-type: none"> • 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 parking spaces per dwelling unit (4 spaces total for the main dwelling and an accessory dwelling unit)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage door or carport eave 	
Minimum Side Setback	<ul style="list-style-type: none"> • Interior lot: 5 feet • Corner Lot: <ul style="list-style-type: none"> • 15 feet on the unattached side • 19 feet to a garage door or carport eave 	
Minimum Rear Setback	<ul style="list-style-type: none"> • 15 feet • 19 feet to a garage or carport eave 	
Maximum Building Height	<ul style="list-style-type: none"> • 35 feet 	
Minimum Parking	2 spaces per dwelling unit	

SECTION NINE. 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 TEN. 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,”⁵ 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
	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Local and collector street: 10 feet • 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	<ul style="list-style-type: none"> • Interior lot: N/A • Corner lot, street side: <ul style="list-style-type: none"> • Local, collector, or arterial street: 15 feet • Highway: 25 feet

	<ul style="list-style-type: none"> • Adjacent to a residential zoning district as defined in subsection (b)(3) above: 25 feet
Minimum rear setback	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • No limit except adjacent to a residential zoning district as described in subsection (b)(3) above, as follows: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Residential uses: <ul style="list-style-type: none"> • 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

	<ul style="list-style-type: none"> • Nonresidential uses in a single-use building: varies by use; see article XII
Concept plan	Required with application for MU zoning

SECTION ELEVEN. 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 TWELVE. 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 THIRTEEN. 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) *Farmers Market.* This use shall not be located on a vacant or unimproved lot.”

SECTION FOURTEEN. 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 FIFTEEN. 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
24	Multi-tenant nonresidential building/complex	One space per 250 square feet of gross floor area Buildings or complexes over 20,000 square feet: One space per 300 square feet of gross floor area Gross floor area excludes non-public space
245	Office, general (business or professional)	One space per 300 square feet of gross floor area
256	Office, medical	One space per 200 square feet of gross floor area
267	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)
278	Restaurants	One space per four seats or one space per 100 square feet of gross floor area, whichever is greater
289	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)	<ul style="list-style-type: none"> • 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>		
412	Dwellings, mixed-use	<ul style="list-style-type: none"> • 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
423	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 SIXTEEN. 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 SEVENTEEN. 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 EIGHTEEN. 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 NINETEEN. 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. 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 ONE. 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

Exhibit A

Table 1, Land Use Table

LAND USES	Nonresidential Districts				Special Districts					Notes (Adopted by Ord 2026-07, date, 2026)	
	C-1	C-2	C-3	IM	DAC	MU	PI	AD	AG		
Battery Energy Storage System				C							16 Subject to requirements of Article IX 60-60(18)
Data Center				C							17 Subject to requirements of Article IX 60-60(19)
Farmers' Market		P	P	P	P	P				P	18 Subject to requirements of Article IX 60-60(20)
Pet and Pet Supply Sales	P	P	P	P	P	P					
Pet Grooming	P	P	P	P	P	P					
Retail, general		P	P		P	P					

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



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: Discussion and possible action regarding employment of the City Attorney.
(This item eligible for Executive Session 551.074) (*J Herring, Mayor*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 04/07/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Discussion regarding City Attorney.

RECOMMENDED ACTION:

Possible action.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

CAPTION: Discussion and possible action regarding the Assistant City Attorney position. (This item is eligible for Executive Session 551.074) (*J Herring, Mayor*)

AGENDA DATE: April 14, 2026

DATE SUBMITTED: 04/07/2026

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

Discuss regarding Assistant City Attorney position.

RECOMMENDED ACTION:

Possible action.