



# **CITY OF KERRVILLE PLANNING & ZONING COMMISSION**

## **AGENDA**

**REGULAR MEETING, AUGUST 1, 2019, 4:30 PM  
CITY HALL, COUNCIL CHAMBERS  
701 MAIN STREET, KERRVILLE, TEXAS**

### **Regular Members:**

Robert Waller, Chair  
Garrett Harmon, Vice Chair      David Jones  
Tricia Byrom      Rustin Zuber

### **Alternate Members:**

Bill Morgan      Vacant

---

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1117 for further information.

---

## **CALL TO ORDER**

### **1. CONSENT AGENDA**

**1A.** Approval of the minutes from the July 18, 2019 meeting.

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

**2A.** Public hearing, consideration, and action to adopt an ordinance to change the zoning from Planned Development District (PDD) adopted by Ordinance 2004-15 and amended by Ordinance 2017-19 for commercial, office, and residential uses and Single Family Residential District (R-1) to Planned Development District (PDD) for agricultural, commercial, mixed-use, office, open space, residential, and wireless telecommunications facilities uses on approximately 264.22 acres comprising approximately 243.14 acres out of the Walter Fosgate Survey No. 120, Abstract 138, 20.27 acres out of the Jesus Hernandez Survey No. 548, Abstract No. 189, and 0.81 acre out of the J. D. Leavell Survey No. 1862, Abstract No. 1435, within the City of Kerrville, Kerr County, Texas; and generally located along Holdsworth Drive east of Town Creek Road. (File No. 2019-048)

### **3. STAFF REPORT**

### **4. EXECUTIVE SESSION**

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

## **ADJOURNMENT**



## City of Kerrville Planning Division Report

To: Planning & Zoning Commission  
Agenda Item: 1A  
Action: Approval, approval with specific changes  
Representative: Staff

---

### **Members Present:**

Bob Waller, Chair  
Garrett Harmon, Vice-Chair  
Tricia Byrom, Commissioner  
David Jones, Commissioner  
Rustin Zuber, Commissioner  
Bill Morgan, Alternate

### **City Staff Present:**

Mayor Bill Blackburn  
Mark McDaniel, City Manager  
EA Hope, Deputy City Manager  
Mike Hayes, City Attorney  
Guillermo Garcia, Executive Director for Strategic Initiatives  
Drew Paxton, Director of Planning  
Rebecca Pacini, Chief Planning Officer  
Dorothy Miller, Recording Secretary

### **CALL TO ORDER:**

On July 18, 2019, Cmr. Waller called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

### **1. CONSENT AGENDA:**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

1A. Approval of minutes for the June 20, 2019 meeting.

Cmr. Byrom moved to approve the minutes as presented; motion was seconded by Cmr. Jones and passed 5-0.

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

**2A.** Public hearing, consideration, and action to approve an ordinance: adopting the City of Kerrville, Texas, Zoning Code, a comprehensive rewrite of the City's zoning regulations in accordance with the Kerrville Comprehensive Plan (Kerrville 2050) to be known as the "City of Kerrville, Texas Zoning Code," Chapter 60 of the City's Code of Ordinances; adopting the Official Zoning Map of the city, providing for the maintenance thereof, and for providing procedures to amend said map; repealing in their entirety all ordinances or parts of ordinances inconsistent herewith. (File No. 2019-037)

Mr. Paxton presented the proposed zoning code background and the consulting staff.

Ms. Monica Hyde with Prologue Planning gave a presentation of changes to the zoning code since the last public hearing held on June 20.

Mr. Mark Bowers with Kimley-Horn continued the presentation discussing changes to the draft zoning map.

Com. Waller opened the public hearing at 4:49 p.m.

Mr. Vincent Voelkel, Voelkel Land and Surveying, spoke. Mr. Voelkel had questions regarding the downtown arts & cultural (DAC) district, asking why drive-thru restaurants are restricted. Mr. Paxton replied that the Code Review Committee (CRC) felt the use was not appropriate for downtown. Mr. Voelkel asked if a variance request would be allowed. Com. Waller stated the restriction keeps with the 2050 comprehensive plan.

Mr. Voelkel asked how many businesses have been created that are non-conforming. Mr. Paxton stated the number has been significantly reduced with the proposed future zoning. Mr. Bowers said there were 157 non-conforming uses before the proposed zoning and 40 with the proposed zoning.

Mr. Voelkel asked if restricting a drive-thru would affect HEB's customer pickup. Mr. Paxton said no, the restriction only pertains to restaurants.

Mr. Voelkel questioned regarding the process for zoning changes that are inconsistent or other unforeseen issues with the new zoning regulations. Mr. Paxton replied that staff is still reviewing and anticipate making changes to the code for these inconsistencies that were unforeseen. Mr. Voelkel would like to see the parking required reduction in the DAC similar to the reduction allowed in the Downtown Core with mention of current businesses such as Pint & Plow that have benefited from a reduced parking requirement.

Mr. Cory Walters provided his development background and knowledge. Mr. Walters has property at 601 Main Street. He gave testimony that restaurants with drive-thrus tend to have higher sales than those who don't. Mr. Walters reviewed some uses that were previously allowed that are now proposed to be not allowed. He voiced an opinion that broader language in old code is more useful than what is proposed in the new code. Mr. Walters suggested that there are areas that are being missed and asked commissioners and staff to look at these before making a final vote.

Ms. Kathleen Brinkman had questions regarding properties on Sidney Baker and Camp Meeting Road that LBD owns that is currently zoned S33 and S37. Ms. Brinkman met with staff prior to the meeting and agrees with the rezoning of property on Sidney Baker as Mixed Use. The property on Camp Meeting Road though showed split zoning with commercial in

the front and residential in the back. She is not in favor of losing commercial zoning on the front of the property because of the change in the value of her property. She is willing to work with the city on the frontage section and requested Mixed Use zoning in the front and R-2 zoning in the rear. Mr. Paxton said that staff can address Ms. Brinkman's concerns before the first reading at council. Commissioners said they want to keep the zoning consistent with the current zoning to allow commercial uses on the front part of the property as it is currently zoned.

Mr. Harvey Brinkman provided some history regarding the S37 zoning district. Mr. Brinkman stated that Mixed Use zoning would be an ideal replacement for the existing S37 zoning on Ms. Brinkman's property.

Ms. Shari Snyder, Hill Country Tiny Houses, wants to build a tiny house community in Kerrville and spoke on the trend of building tiny houses to meet housing needs. Ms. Snyder recommended that Kerrville allow accessory dwelling units and that it would meet Kerrville's need for affordable housing. She recommended 10 dwelling units per acre instead of 7 dwelling units per acre. Ms. Snyder asked where a tiny home community can be located in Kerrville. Cmr. Waller stated it is a subject worth addressing and one that the community is open to. Cmr. Bill Morgan mentioned that tiny homes were discussed at the Code Review Committee (CRC) meetings.

Ms. Hyde discussed allowed housing types including tiny homes within the R-1A, Planned Development (PDD), and R-2 districts. She stated that the CRC identified R-1A or PDD are options for tiny homes. R-2 is another district that allows a variety of lot sizes that allow small homes on small lots.

Mr. Walters stated that he doesn't feel seven pages covers every land use that exists or anything that may be proposed. Ms. Hyde responded that unlisted uses could be allowed through a conditional use permit (CUP). Another option is to ask for a text amendment or revise a definition. Mr. Walters requested that restaurants with drive-thrus be allowed by way of a CUP.

Mr. Voelkel asked about those that are in the process of DSP now, what happens when zoning changes if in the middle of process. Mr. Paxton stated that an approved DSP or building permit would lock in under current code. The new code is proposed to go into effect October 1<sup>st</sup>.

Mr. Mike Hayes reemphasized that the document is still a draft document and staff will address group home concerns and recent legislative changes. Mr. Hayes recommended that if commissioners are comfortable with the draft to move to recommend draft with changes outlined by staff today and work with Ms. Brinkman regarding her property.

Hearing no one else speak, Cmr. Waller closed the public hearing at 5:40 p.m.

Cmr. Byrom stated that the new code cannot satisfy everyone at the moment and that this is not a perfect process.

Cmr. Jones stated that the seven pages are like the Ten Commandments and you may be able to find everything you need. He stated that something is always going to come up that's not listed. There are going to be variations, changes, etc. while this process proceeds. Cmr. Jones stated that he wants to make sure everyone has a due process to make the necessary changes.

Cmr. Harmon stated that he agreed with everything that's been said. Direction has been to look towards the future and how things can be better. He believes there is a property rights balance that can be achieved. Lifestyles and culture changes and the process needs to meet those changes to move forward.

Cmr. Zuber stated that it was a good process with lots of input, but it is not a perfect document. He appreciates the changes since the last meeting. Cmr. Zuber stated that some final adjustments are needed.

Cmr. Waller thanked everyone for their input. He stated that changes have been made from the comments received. He expressed that he felt that the draft was very well thought out.

Cmr. Harmon moved to approve the draft zoning ordinance to include amendments that were heard at the hearing as well as directing staff to address Ms. Brinkman's concerns on Highway 16 South. The motion was seconded by Cmr. Jones.

Motion passed 5-0.

### **3. STAFF REPORT:**

Mr. Paxton presented the staff report. The Code Review Committee (CRC) is meeting July 30. The CRC will begin to review the subdivision ordinance, finish reviewing the sign code, and look at proposed zoning overlays for the airport, downtown, and river corridor. The next Planning and Zoning Committee meeting has one case for August 1. The Sign Code may come to Planning and Zoning Commission on August 15.

### **4. EXECUTIVE SESSION**

No executive session was taken.

### **5. ADJOURNMENT**

The meeting was adjourned at 5:49 p.m.



## City of Kerrville Planning Division Report

To: Planning & Zoning Commission

Agenda Item: 2A

Action: Public hearing, consideration, and action to adopt an ordinance to change the zoning from Planned Development District (PDD) adopted by Ordinance 2004-15 and amended by Ordinance 2017-19 for commercial, office, and residential uses and Single Family Residential District (R-1) to Planned Development District (PDD) for agricultural, commercial, mixed-use, office, open space, residential, and wireless telecommunications facilities uses

Planning File #: 2019-048

Property Owner: Cailloux Foundation Properties, LLC

Representative: Bruce Stracke

Location: Approximately 264.22 acres comprising approximately 243.14 acres out of the Walter Fosgate Survey No. 120, Abstract 138, 20.27 acres out of the Jesus Hernandez Survey No. 548, Abstract No. 189, and 0.81 acre out of the J. D. Leavell Survey No. 1862, Abstract No. 1435, within the City of Kerrville, Kerr County, Texas; and generally located along Holdsworth Drive east of Town Creek Road

---

### **Proposal**

Public hearing, consideration, and action to adopt an ordinance to change the zoning from Planned Development District (PDD) adopted by Ordinance 2004-15 and amended by Ordinance 2017-19 for commercial, office, and residential uses and Single Family Residential District (R-1) to Planned Development District (PDD) for agricultural, commercial, mixed-use, office, open space, residential, and wireless telecommunications facilities uses on approximately 264.22 acres comprising approximately 243.14 acres out of the Walter Fosgate Survey No. 120, Abstract 138, 20.27 acres out of the Jesus Hernandez Survey No. 548, Abstract No. 189, and 0.81 acre out of the J. D. Leavell Survey No. 1862, Abstract No. 1435, within the City of Kerrville, Kerr County, Texas; and generally located along Holdsworth Drive east of Town Creek Road. (File No. 2019-048)

### **Procedural Requirements**

57 Notices were mailed July 7<sup>th</sup> to adjacent property owners. The public notice was published in the Kerrville Daily Times on July 11<sup>th</sup>.

### **Staff Analysis**

**Consistency with the Kerrville 2050 Comprehensive Plan:** The property is located in Strategic Catalyst Area 5. Preservation of the hills which are characteristic of the Texas Hill Country is an important priority for this area. Residential, commercial, and entertainment

mixed use uses are recommended in this area.

## **Adjacent Zoning and Land Uses**

### **Subject Property**

**Current Zoning:** Planned Development District (PDD) 2004-15, PDD 2017-19, and Single Family Residential (R-1)

**Existing Land Uses:** Vacant

### **Direction: North**

**Current Zoning:** Single Family Residential (R-1) and outside of the City limits

**Existing Land Uses:** IH-10 and single family residential

### **Direction: East**

**Current Zoning:** Residential Cluster (RC) and outside of the City limits

**Existing Land Uses:** Vacant

### **Direction: South**

**Current Zoning:** PDD 2004-15, Single Family Residential (R-1), Single Family Residential with Apartment (R-1A), and outside of the City limits

**Existing Land Uses:** Kerrville Sports Complex, single family residential, and vacant

### **Direction: West**

**Current Zoning:** Single Family Residential (R-1) and outside of the City limits

**Existing Land Uses:** Single-family residential, vacant, and public utilities

Current land uses and design standards were adopted by Ordinances 2004-15 and updated by Ordinance 2017-19.

The change in zoning is being sought in order to establish a Planned Development District with the proposed uses detailed in Exhibit B.

**Thoroughfare Plan:** Holdsworth Drive is designated a Secondary Arterial. Secondary arterials primarily serve local trips of moderate length, support circulation and access in localized areas with higher traffic volumes, and connect to the principal arterials. Kerrville's standard cross section for a secondary arterial is a four-lane undivided roadway. In higher activity areas, the City may consider an alternate design with two through lanes and a center two-way left-turn lane. This also provides the option of allocating right-of-way width for other uses such as bike lanes, pedestrian facilities, and/or on-street parking. The current cross-section of Holdsworth Drive is a four lane divided roadway with a center medians, designated bicycle lanes, and sidewalks on both sides.

Town Creek Road is designated a Collector and Cailloux Boulevard is designated a proposed Collector. Collectors provide the necessary connectivity through and between residential neighborhoods and support circulation in nonresidential activity centers. A typical collector in Kerrville is a two-lane divided roadway with a center turn lane. In constrained areas, a two-lane undivided roadway may be appropriate so that a portion of the right-of-way could be used for pedestrian space or on-street parking.

**Traffic Impact:** To be determined

**Parking:** To be determined

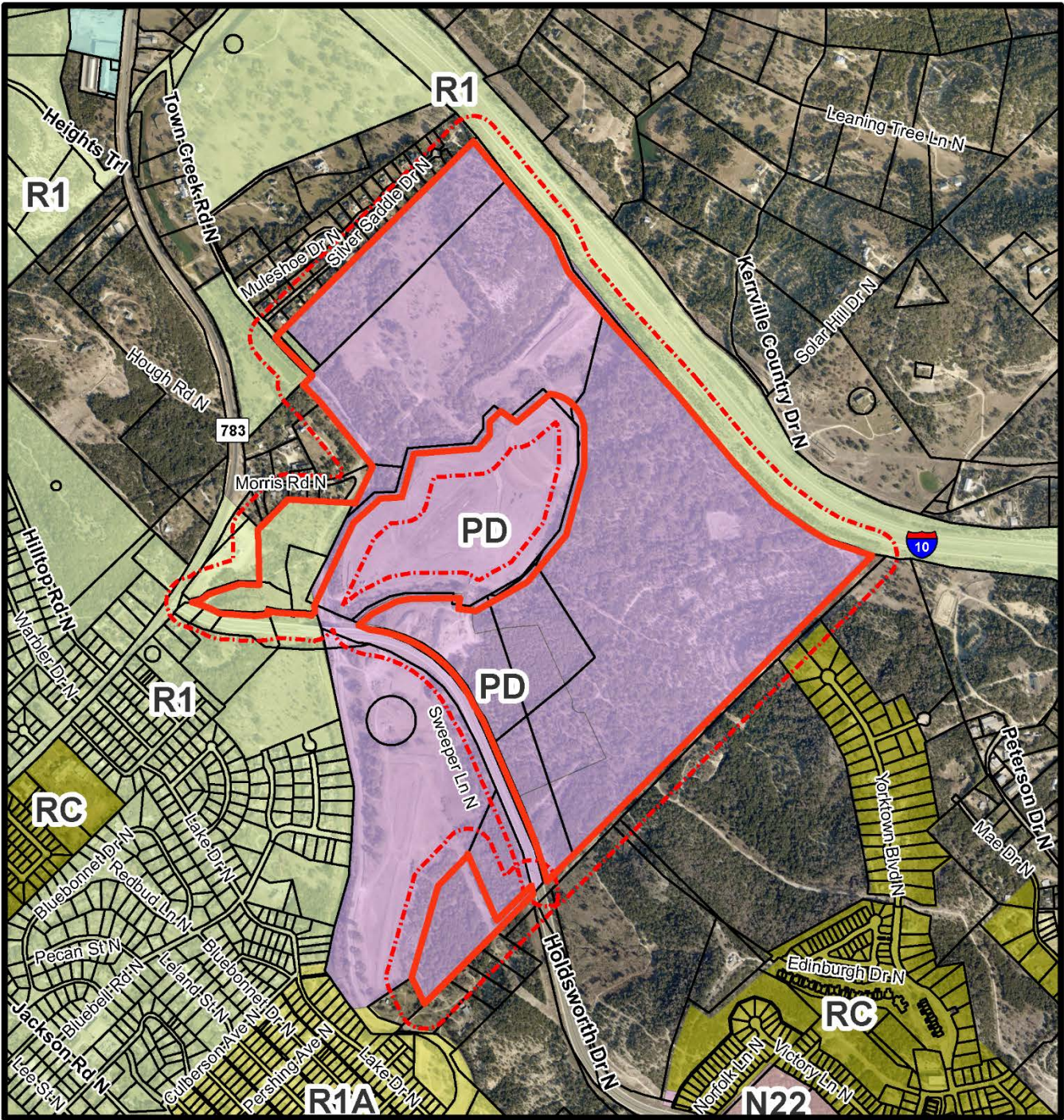
## **Recommendation**

Staff recommends approval.

## **Attachments**

- A. Location Map
- B. Draft City Council Ordinance
  - Exhibit A. Metes and bounds description
  - Exhibit B. Proposed Land Use Table
  - Exhibit C. Concept Plan





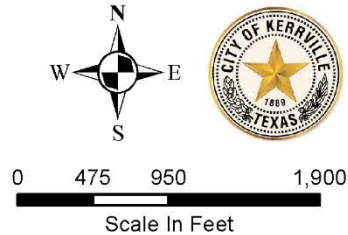
**Location Map**

**Case # 2019-048**

**Location:**  
**Town Creek at Holdsworth**

**Legend**

- 200' Notification Area
  - Subject Properties
  - Current Zoning
  - Requested Zoning
- TEXT  
(TEXT)



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



**DRAFT 7/26/19**

**CITY OF KERRVILLE, TEXAS  
ORDINANCE NO. 2019-\_\_**

**AN ORDINANCE CREATING A “PLANNED DEVELOPMENT DISTRICT” FOR AGRICULTURAL, COMMERCIAL, MIXED-USE, OFFICE, OPEN SPACE, RESIDENTIAL, AND WIRELESS TELECOMMUNICATION FACILITIES ON APPROXIMATELY 264.22 ACRE TRACTS OF LAND, AS DEFINED HEREIN, WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF FARM TO MARKET ROAD 783 (HARPER HIGHWAY) AND INTERSTATE 10 AND ADJACENT TO AND NORTH OF HOLDSWORTH DRIVE; ADOPTING A CONCEPT PLAN AND CONDITIONS RELATED TO THE DEVELOPMENT OF SAID DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; ESTABLISHING A PENALTY OR FINE NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT**

**WHEREAS**, the Planning and Zoning Commission of the City of Kerrville, Texas and the governing body of the City of Kerrville, in compliance with the laws of the State of Texas and the ordinances of the City of Kerrville, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Zoning Ordinance and Zoning Map should be amended;

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

**SECTION ONE.** The property described in **Exhibit A** (the “Property”) is placed within a newly created Planned Development District (“PDD”) for development and use as provided herein. As such, Ordinance Nos. 2004-15 and 2019-19 are hereby repealed.

**SECTION TWO.** The Property may be developed and used but only in accordance with the following conditions:

- A. Permitted Uses:** The uses specified within Table 1. Land Uses, attached as **Exhibit B**, are permitted within the Planned Development District subject to the conditions provided herein and the applicable regulations for each use as provided within the Zoning Code. Such uses of the Property shall be permitted only in the location shown on the Concept Plan, attached

as **Exhibit C**. Should a desired alteration or change in use represent a substantial departure from this approved plan, then such may be allowed only after resubmittal of the amended plan to the City, and the same approval process applicable to amendments to zoning ordinances.

- B. Prohibited Uses:** Any use not specifically allowed in Section A is expressly prohibited.
- C. Concept Plan:** The development and use of the Property shall be substantially in accordance with the Concept Plan attached as **Exhibit C**, hereafter referred to as the "Concept Plan". Minor modifications to streets, number and alignment of buildings, building areas and footprints, open spaces, and pedestrian access shown on the Concept Plan may be made at the time of Site Plan approval, as specified in Section D, below, so long as the general alignment of streets, building areas, and lot layouts are substantially maintained and the location and boundaries of the lots are not altered.
- D. Development Site Plan:** Prior to the City's acceptance of any civil construction or building plans, a Development Site Plan shall be submitted pursuant to City regulations.
- E. Floodplain Improvements and Maintenance:** A portion of the floodplain area is to be dedicated to the City at the time of final plat. Prior to approval of a final plat for any portion of the Property, the owner and/or developer of the property must enter into an agreement(s) with the City setting for the terms and conditions relating to the responsibility for:
1. Development and maintenance standards for the flood plain and all improvements located within the floodplain;
  2. Trail and trailhead improvements; and
  3. Land acquisition necessary to complete recreational trail.
- F. Density:** As applied to the development of R-3 (multifamily) uses, the number of units per lot and the number of units per acre are limited to the specific amounts specified on the Concept Plan.

- G. **Setbacks and Height**: Front, side, and rear setbacks, number of stories and height shall be consistent with the current City of Kerrville zoning code except as specified on the Concept Plan.
- H. **Lot Coverage**: The maximum building gross floor areas will comply with the square footage specified on the Concept Plan.
- I. **Open Spaces**: All open spaces within the Property, such as the “gardens, paths” specified on the Concept Plan, shall be maintained and managed by a Property Owners Association (POA).
- J. **Parking**: The design, number of parking spaces, and aisle dimensions shall comply with the City regulations in effect at the time individual building permits are submitted to the City unless as specified on the Concept Plan. All required parking spaces shall be constructed of asphalt or concrete and shall be marked and kept available for residents, customers, and employees.
- K. **Parking Lot Lighting**: All outside pole lights shall be of a “shoe box” design and shall be located, shielded, and aimed in such a manner so as not to allow light to directly fall on adjacent roadways and/or properties.
- L. **Parking Lot and Travel Lane Surface**: The vehicle and pedestrian traveling lanes and storage areas shall be asphalt, concrete, or such other surface in order to prevent mud, dirt, or other loose materials from being removed from the property and tracked onto the public rights-of-way by vehicles traveling from the property.
- M. **Sidewalks**: The construction of sidewalks shall be required and constructed in accordance with City regulations in effect at the time building permits are submitted.
- N. **Signage**: The design, installation, location, and maintenance of signs shall comply with City sign regulations existing at the time of permitting for the sign.
- O. **Landscaping Regulations**: Landscaping shall be installed in accordance with the following:
1. Planting materials planted on the Property shall be from the list of recommended plants set forth in the most recent edition of

*Recommended Plants for the Kerrville Area* published by the City at the time of planting.

2. All landscaping shall be maintained in a healthy, growing condition.

**P. Screening:** Screening shall be required in accordance with City regulations in effect at the time individual building permits are submitted to the City.

**Q. Trash and Other Solid Waste:** Solid waste collection bins and dumpsters shall be equipped with lids and screened with a gate with an opaque screen on one side and material finished to look substantially like the adjacent building(s) on the remaining three sides.

**R. Outdoor Storage and Display:** The outdoor storage of any materials, supplies, inventory, and/or equipment, whether in cargo containers or similar containers or buildings, is prohibited except on a temporary basis for construction-related purposes.

**S. Platting:** The development of this property shall be subject to the City's Subdivision Regulations.

**SECTION THREE.** The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

**SECTION FOUR.** The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided however, to the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Kerrville governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION FIVE.** If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or

more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

**SECTION SIX.** The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

**SECTION SEVEN.** In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), 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 EIGHT.** This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

**PASSED AND APPROVED ON FIRST READING, this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2019.**

**PASSED AND APPROVED ON SECOND AND FINAL READING, this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2019.**

\_\_\_\_\_  
Bill Blackburn, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Michael C. Hayes, City Attorney

\_\_\_\_\_  
Shelley McElhannon, City Secretary

# Exhibit A

## LEGAL DESCRIPTION OF THE PROPERTY

### FIELD NOTES DESCRIPTION FOR 254.42 ACRES OF THE CAILLOUX FOUNDATION PROPERTIES, LLC. LAND ON HOLDSWORTH DRIVE IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS

Being a 254.42 acres tract land comprising, approximately 233.34 acres out of Walter Fosgate Survey No. 120, Abstract No. 138, 20.27 acres out of Jesus Hernandez Survey No. 548, Abstract No. 189, and 0.81 acre out of J. D. Leavell Survey No. 1862, Abstract No. 1435, and being a portion of that certain 304.09 acre tract of land recorded in Document No. 14-05748, Official Public Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron stake found for the north corner of the herein described tract and said 304.09 acres in the southwest right of way line of Interstate Highway No. 10, the southwest line of 6.499 acres conveyed to the State of Texas from Ralph B. Fawcett, et ux, by a Deed executed the 17th day of August, 1967 and recorded in Volume 130 at Page 248 of the Deed Records of Kerr County, Texas;

THENCE, with the common line between said 304.09 acres and the southwest right of way line of said Interstate Highway No. 10:

- a) **S 39°51'15" E 420.11 feet** (S 39°44'52" E 420.35 feet) to a fence endpost;
- b) **S 39°50'34" E 550.39 feet** (S 39°47'22" E 549.90 feet) to a found concrete right of way marker;
- c) **S 24°03'18" E 311.73 feet** (S 23°57'00" E 311.85 feet) to a found concrete right of way marker;
- d) **S 39°51'01" E 499.95 feet** (S 39°47'33" E 499.64 feet) to a found ½" iron stake;
- e) **S 42°39'17" E 801.08 feet** (S 42°35'42" E 801.12 feet) to a found concrete right of way marker;
- f) **S 39°50'18" E 703.06 feet** (S 39°46'10" E 702.64 feet) to a found concrete right of way marker;
- g) **S 44°07'52" E 435.45 feet** (S 44°05'38" E 435.70 feet) to a found ½" iron stake at base of angle post;
- h) **S 53°34'04" E 329.32 feet** (S 53°28'12" E 328.95 feet) to a found ½" iron stake at base of angle post;
- i) **S 59°39'53" E 219.52 feet** (S 59°39'30" E 219.58 feet) to a found ½" iron stake at base of angle post;
- j) **S 71°09'47" E 351.04 feet** (S 71°07'05" E 350.84 feet) to the east corner of the herein described tract and said 304.09 acres in the northwest line of 10.2 acres conveyed to Lower Colorado River Authority from Charles E Miller by a General Warranty Deed executed the 6<sup>th</sup> day of December, 1965 and recorded in Volume 122 at Page 536 of the Deed Records of Kerr County, Texas;

THENCE, with the common line between said 304.09 acres and said 10.2 acres:

- a) **S 44°55'43" W 3637.21 feet** (S 44°59'05" W 3636.10 feet) to a found ½" iron stake in the northeast right of way line of Holdsworth Drive, a public road, for the south corner of the herein described tract and said 304.09 acres, at the beginning of a 01°56'21" curve concave to the southwest having a radius of 2954.79 feet (2954.79 feet);

THENCE, with the northeast right of way line of said Holdsworth Drive, the common line between said 303.959:



- a) along the arc of a **curve left** with a **radius 2,954.79 feet**, a **central angle of 01°56'21"**, an **arc length of 494.54 feet** (494.42 feet), and a **chord which bears N 18°37'57" W 493.96 feet** (N 18°37'10" W 493.84 feet) to a found ½" rebar with "C. Diggs" cap;
- b) **N 23°25'17" W 868.91 feet** (N 23°21'18" W 868.69 feet) to a found ½" rebar with "C. Diggs" cap;
- c) **N 31°53'42" W 135.14 feet** (N 31°51'52" W 135.14 feet) to a found ½" rebar with "C. Diggs" cap;
- d) along the arc of a **curve left** with a **radius 1,024.93 feet**, a **central angle of 60°08'00"** (60°06'28"), an **arc length of 1,075.69 feet** (1,075.23 feet), and a **chord which bears N 53°32'58" W 1027.00 feet** (N 53°29'22" W 1026.60 feet) to a found ½" rebar with "C. Diggs" cap;
- e) **N 68°21'23" W 98.33 feet** to a found ½" rebar with "C. Diggs" cap at the south corner of the of the 304.09 acre tract;

THENCE, departing the northeast right of way line of Holdsworth Drive, along the common line between herein described tract and said 49.705 acres, the following courses and distances:

- a) **N 50°29'37" E 144.25 feet** to a found ½" rebar with "MDS" cap;
- b) **N 63°19'03" E 210.57 feet** to a found ½" rebar with "MDS" cap;
- c) **N 78°26'56" E 115.90 feet** to a found ½" rebar with "MDS" cap;
- d) **N 89°23'52" E 390.26 feet** to a found ½" rebar with "MDS" cap;
- e) **S 08°50'35" W 85.88 feet** to a found ½" rebar with "MDS" cap;
- f) **S 83°14'49" E 138.56 feet** to a found ½" rebar with "MDS" cap;
- g) **N 60°41'02" E 472.14 feet** to a found ½" rebar with "MDS" cap;
- h) **N 39°16'38" E 476.51 feet** to a found ½" rebar with "MDS" cap;
- i) **N 15°24'24" E 553.29 feet** to a found ½" rebar with "MDS" cap;
- j) **N 00°00'00" E 281.20 feet** to a found ½" rebar with "MDS" cap;
- k) along the arc of a **curve left** with a **radius of 300.00 feet**, a **central angle of 85°17'12"**, an **arc length of 446.56 feet**, and **chord which bears N 42°38'36" W 406.46 feet** to a found ½" rebar with "MDS" cap;
- l) **S 49°27'07" W 341.71 feet** to a found ½" rebar with "MDS" cap;
- m) **N 55°55'22" W 156.27 feet** to a found ½" rebar with "MDS" cap;
- n) **S 45°07'18" W 121.00 feet** to a found ½" rebar with "MDS" cap;
- o) **S 00°01'09" W 103.07 feet** to a found ½" rebar with "MDS" cap;
- p) **S 40°04'38" W 140.69 feet** to a found ½" rebar with "MDS" cap;
- q) **S 85°26'38" W 510.61 feet** to a found ½" rebar with "MDS" cap;
- r) **S 15°14'14" W 354.60 feet** to a found ½" rebar with "MDS" cap;
- s) **S 85°38'41" W 172.13 feet** to a found ½" rebar with "MDS" cap;
- t) **S 47°59'41" W 285.34 feet** to a found ½" rebar with "MDS" cap;
- u) **S 25°18'27" W 728.72 feet** to a found ½" rebar with "MDS" cap, returning to the northeast right of way line of Holdsworth;

THENCE, continuing with the northeast right of way line of said Holdsworth Drive and the common line between said 303.959:

- a) **S 12°21'44" E 42.90 feet** (S 12°19'33" E 42.87 feet) to a found ½" rebar with "C. Diggs" cap;
- b) **S 43°56'51" W 43.70 feet** (S 44°02'41" W 43.85 feet) to a found ½" rebar with "C. Diggs" cap;
- c) **N 77°51'15" W 22.42 feet** (N 77°45'24" W 22.50 feet) to a found ½" rebar with "C. Diggs" cap;



- d) **N 39°58'24" W 48.13 feet** (N 39°50'22" W 47.97 feet) to a found ½" iron stake found at the south corner of Lot No. 1 of Horseshoe Oaks, a subdivision of record in Volume 4 at Page 152 of the Plat Records of Kerr County, Texas;

THENCE, with the common line between said 304.09 acres and said Horseshoe Oaks:

- a) **N 45°18'35" E 2203.17 feet** (N 45°22'00" E 2202.96 feet) to the **PLACE OF BEGINNING** containing 254.42 acres of land, more or less, within these metes and bounds.

FIELD NOTES DESCRIPTION FOR 9.80 ACRES OF THE CAILLOUX FOUNDATION PROPERTIES, LLC. LAND ON HOLDSWORTH DRIVE IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS

Being a 9.80 acre tract of land out of Walter Fosgate Survey No. 120, Abstract No. 138, in Kerr County, Texas; being out of the remaining portion of a called 70.65 acre tract of land recorded in Document No. 14-05748 of the Official Public Records of Kerr County, Texas; said 9.80 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" rebar found in the west right of way line of Holdsworth Drive at the northeast corner of the remaining portion of the called 70.65 acre tract for the northeast corner of the tract herein described;

THENCE, departing the west right of way line of Holdsworth Drive, along a fence for the herein described tracts south boundary line:

- a) **S 44°49'04" W** (S 44°58'35" W) **358.78 feet** to a ½" rebar with "C. Diggs" cap found at a three-way cornerpost;  
b) **S 44°57'12" W** (S 44°58'35" W) **860.19 feet** to a fence post;

THENCE, with the common line between said 70.817 acres:

- a) **N 25°26'36" W 229.39 feet** (N 25°06'00" W 229.69 feet) to a found ½" rebar and the intersection with the southeast line of 54.75 acres conveyed as Tract II to the City of Kerrville from Cailloux Foundation Properties, LLC. by a Special Warranty Deed executed the 29<sup>th</sup> day of July, 2016 and recorded in File No. 16-05119, revised in File No. 16-04624 of the Official Public Records of Kerr County, Texas;

THENCE, with the common line between said herein described tract and said 54.75 acres:

- a) **N 15°59'40" E 752.46 feet** to a found ½" rebar with "MDS" cap;  
b) **N 44°21'17" E 331.83 feet** to a found ½" rebar with "MDS" cap;  
c) **N 23°47'37" E 14.71 feet** to a found ½" rebar with "MDS" cap, for west corner of 6.097 acres conveyed to the City of Kerrville from Cailloux Foundation Properties, LLC. by a Special Warranty Deed executed the 21<sup>st</sup> day of March, 2018 and recorded in File No. 18-01666 of the Official Public Records of Kerr County, Texas;

THENCE, along the common line between the herein described tract and said 6.097 acres:

- a) **S 23°27'19" E 569.87 feet** to a found ½" rebar with "MDS" cap for a reentrant corner of the herein described tract and said 6.097 acres southern corner;

- a) **N 85°40'50" W 113.75 feet** (N 85°33'13" W 113.57 feet) to a found ½" rebar with "C. Diggs" cap;
- b) **N 85°46'58" W 109.88 feet** (N 85°50'41" W 110.37 feet) to a found ½" rebar with "C. Diggs" cap;
- c) **N 82°17'12" W 55.59 feet** (N 82°16'00" W 55.64 feet) to a found ½" rebar with "C. Diggs" cap;
- d) **N 77°30'53" W 48.92 feet** (N 77°32'00" W 48.83 feet) to a found ½" iron stake;
- e) **S 18°24'32" E 31.30 feet** (S 18°08'00" E 31.11 feet) to a found ½" rebar with "C. Diggs" cap;
- f) **S 82°55'37" W 110.14 feet** (S 82°56'00" W 110.11 feet) to a found ½" rebar with "C. Diggs" cap;
- g) **N 86°01'27" W 282.06 feet** (N 85°58'00" W 282.01 feet) to a found ½" rebar with "C. Diggs" cap found at the beginning of a 06°39'48" curve concave to the northeast having a radius of 859.93 feet (859.93 feet);
- h) along the arc of a **curve right** with a **radius of 859.93 feet**, a **central angle of 15°40'01"** (15°37'37"), an **arc length of 235.14 feet** (234.54 feet), and **chord which bears N 67°46'08" W 234.41 feet** (N 67°36'10" W 233.81 feet) to a found ½" rebar with "C. Diggs" cap at its end for the most westerly corner of the herein described tract and said 304.09 acres;

THENCE, departing the northeast right of way line of Holdsworth Drive:

- a) **N 75°44'27" E 73.16 feet** (N 76°11'00" E 70.93 feet) to a found ½" iron stake at base of anglepost;
- b) **N 53°46'08" E . 78.01 feet** (N 53°57'44" E 79.87 feet) to a found ½" iron stake at base of anglepost;
- c) **N 71°56'20" E 257.26 feet** (N 72°00'46" E 256.96 feet) to a found ½" iron stake at base of anglepost;
- d) **S 87°07'02" E 156.03 feet** (S 87°11'08" E 156.62 feet) to a found ½" iron stake for a reentrant corner of the herein described tract and said 304.09 acres;
- e) **N 01°31'13" W 435.99 feet** (N 01°25'56" W 435.45 feet) to a three-way cornerpost;
- f) **N 44°04'42" E 52.27 feet** to a three-way cornerpost;
- g) **N 44°28'35" E 60.05 feet** to a three-way cornerpost;
- h) **N 44°40'17" E 222.72 feet** to a three-way cornerpost;
- i) **S 87°12'40" E 534.21 feet** (S 87°00'27" E 534.64 feet) to a found ½" iron stake;

THENCE, with a westerly line of said 304.09 acres:

- a) **N 26°00'01" E 319.52 feet** (N 26°02'30" E 319.29 feet) to a found iron stake;
- b) **N 39°13'31" W (N 38°44'18" W ) 26.60 feet** to a found ½" iron stake;
- c) **N 39°14'00" W 627.05 feet** to an *unmarked point* at the north corner of said 4.87 acres, the east corner of 3.70 acres conveyed to Harvey Ray Youngblood from Harvey Ray Youngblood, Successor Trustee by a Distribution Deed of Trustee executed the 22nd day of August, 2001 and recorded in Volume 1163 at Page 832 of the Real Property Records of Kerr County, Texas;

THENCE, with the common line between said 304.09 acres and said 3.70 acres:

- a) **N 43°57'59" W 198.25 feet** (N 43°58'00" W 198.20 feet) to a found ½" iron stake;
- b) **N 45°17'31" " E 100.50 feet** (N 46°16'01" " E 96.93 feet) to a found ½" iron stake;
- c) **N 44°36'17" W 372.24 feet** (N 43°55'16" W 373.69 feet) to a found ½" iron stake at the base of a 28" diameter Live Oak tree;

- b) **N 44°54'00" E 387.52 feet** to a ½" rebar found upon the west right of way line of Holdsworth Drive and the north corner of the herein described tract;

THENCE, along the west right of way line of Holdsworth Drive, the east boundary line of the remaining portion of the called 70.65 acre tract:

- a) **S 11°12'13" E 72.29 feet** to **PLACE OF BEGINNING** containing 9.80 acres of land, more or less, within these metes and bounds.

# Exhibit B

Proposed 2406+/- Mixed Use PDD (consistent with potential new city wide zoning)					
<b>TABLE 1. LAND USES</b>	Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with LiveWork and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
Accessory Building or Structure	P	P	P	P	
Accessory Dwelling (see Dwelling Unit, Single-Family with Accessory Dwelling Unit)					
Agricultural Services					
Agriculture, General					no animals P
Airport					
Alcoholic Beverage Sales for Off-Premise Consumption		P	P		
Amateur Radio Antenna		See Ordinance 2005-11			
Ambulance Service, Private			P		
Amenity Center	P	P			
Amusement Center, Indoor		P	P		
Amusement Center, Outdoor			P		
Antenna		See Ordinance 2003-35			
Antique Store		P	P		
Apartment (See Dwelling, Multifamily)					
Appliance Store		P	P		
Appliance Repair/Sale, Used Appliances		P	P		
Art Studio/Gallery		P	P		
Artisan's/Craftsman's Workshop		P	P		
Assembly			P		
Automobile Dealership, New Auto Sales			P		
Automobile Dealership, Used Auto Sales					
Automobile Parts Store			P		
Automobile Rental or Leasing			P		
Automobile Service and Repair, Major					
Automobile Service and Repair, Minor					
Automobile Towing/Wrecker Service					
Automotive Body Shop					
Automated Teller Machine (ATM)		P	P		
Bail Bonding Agency					
Bank or Financial Institution		P	P		
Barber or Beauty Shop		P	P		
Boarding Home Facility (Pending)			P		
Boat (Marine) Dealership			P		
Book Store		P	P		
Building Contractor, General			P		
Building Contractor, Maintenance and Repair			P		
Building Contractor, Temporary Field Office	P	P	P		
Building Contractor, Trade Specialist			P		
Building Contractor's Storage Yard					
Cabinetmaking Shop			P		
Car Title Loan Business					
Car Wash, Full-Service or Self-Service			P		
Caretaker's Residence	P	P	P		
Cemetery					
Check Cashing Business					
Church, Temple, Mosque, or Place of Worship	P	P	P		
Civic, Fraternal, Philanthropic, Charitable, or Nonprofit Organization		P	P		
Clothing and Apparel Store		P	P		
Cocktail Lounge		P	P		
College or University, Private		P	P		
College or University, Public		P	P		
Community Garden	P	P	P		P
Concrete/Asphalt Batch Plant, Permanent					
Condominium (See Dwelling, Multifamily)					
Convenience Store with Fuel Sales		P	P		
Convenience Store without Fuel Sales		P	P		
Country Club	P	P	P		
Custom Manufacturing (See Manufacturing, Custom)		P	P		
Dance Hall/Event Venue			P		
Day Care Services, Adult			P		
Day Care Services, Children		P	P		
Department or General Merchandise Store		P	P		
Detention Facility					
Dinner Theatre			P		
Distillery			P		
Distribution Center (See Warehousing and Distribution)					
Drive-Thru or Drive-In Service		P	P		
Driving Instruction School			P		
Drug Store			P		

Proposed 2406+/- Mixed Use PDD (consistent with potential new city wide zoning)					
<b>TABLE 1. LAND USES</b>	Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with Live/Work and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
Duplex (See Dwelling, Duplex)					
Dwelling, Duplex	P	P			
Dwelling, Live/Work		P	P		
Dwelling, Multifamily		P	P		
Dwelling, Patio Home (Zero Lot Line Home)	P	P			
Dwelling, Single-Family Detached	P				
Dwelling, Single-Family with Accessory Dwelling Unit	P	P			
Dwelling, Townhome	P	P			
Electronic Sales/Service			P		
Equipment Rental, Heavy, No Outdoor Storage			P		
Equipment Rental, Heavy, With Outdoor Storage			P		
Equipment Rental, Light, No Outdoor Storage			P		
Equipment Rental, Light, With Outdoor Storage			P		
Fabrication Processes					
Fair/Rodeo Grounds or Exhibition Hall or Arena			P		
Farm Supply Store, Retail			P		
Farmers' Market		P	P		
Feed, Grain, or Hay Storage and Sale, Bulk/Wholesale					
Fine Arts Classes		P	P		
Fitness Center		P	P		
Flea Market, Indoor					
Flea Market, Outdoor/Open Air Market					
Florist		P	P		
Food Processing CRAFT		Craft P	Craft P		
Food Truck Park			P		
Fuel Sales, Bulk					
Fuel (Gasoline/Propane) Sales, Retail		P	P		
Funeral Services			P		
Furniture, Home Furnishings, and Home Decorating and Decor Store		P	P		
Furniture Repair and Sale, Used			P		
Garden Center/Nursery With Outside Storage			P		
Garden Center/Nursery, No Outside Storage		P	P		
Golf Course	P	P	P		
Grocery Store		P	P		
Group Medical Care Facility (Pending)			P		
Guest House	P	P			
Guidance Services (Pending)			P		
Gunsmith and Locksmith Shop			P		
Hardware Store			P		
Home Improvement Center			P		
Home Occupation	P				
Hospital			P		
Hotel or Motel			P		
Jewelry Store		P	P		
Job and Vocational Training Center			P		
Junkyard		See Chapter 58, Kerrville Code of Ordinances			
Kennel, Up to 11 Animals, Indoor Pens			P		
Kennel, 12 or More Animals, Indoor outdoor Pens			no outdoor pens P		
Landscape Nursery, Commercial/Wholesale			P		P
Laundromat			P		
Laundry/Dry Cleaning Drop-Off/Pick-Up Station		P	P		
Laundry/Dry Cleaning Plant					
Life Care Development (Pending)			P		
Limousine/Taxi Service			P		
Livestock Sales, Wholesale					
Lumber Yard			P		
Machine Shop					
Mailing Service			P		
Manufactured Home or Manufactured Housing					
Manufactured Housing Sales					
Manufacturing, Custom (see Artisan's/Craftsman's Workshop)					
Manufacturing, General			P		
Microrbrewery		P	P		
Mining and Mineral Extraction					
Mini-Storage		near LCRA P	near LCRA P		
Minor Emergency/Urgent Care Medical Clinic			P		
Modular Home	P				
Motel (See Hotel or Motel) + B191			P		
Motor Freight/Trucking Company					
Motorcycle, All Terrain Vehicle, Personal Watercraft Dealership			P		

Proposed 2406+/- Mixed Use PDD (consistent with potential new city wide zoning)					
<b>TABLE 1. LAND USES</b>					
	Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with LiveWork and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
	Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with LiveWork and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
Movie Theater			P		
Musical Instrument Sales and Repair		P	P		
Newspaper			P		
Office, General (Business or Professional)		P	P		
Office, Medical		P	P		
Office Furniture, Equipment, and Supply Store		P	P		
Outdoor Storage of Equipment and Materials as a Primary Use					
Parking Lot or Structure, Accessory		P	P		
Parking Lot, Stand-Alone			P		
Parking Structure			P		
Pawnshop			P		
Payday Loan Business					
Personal Care Facility (Pending)			P		
Pet and Pet Supply Sales		P	P		
Pet Grooming		P	P		
Photography Studio and Photography/Camera Supply Store		P	P		
Portable Building Sales		near LCRA P	near LCRA P		
Print Shop, Major			P		
Print Shop, Minor		P	P		
Public or Institutional Facility or Use	P	P	P		
Quadruplex (See Dwelling, Multifamily)					
Radio or Television Station or Broadcasting Studio with Tower				P	
Radio or Television Station or Broadcasting Studio without Tower			P	P	
Recreational Skills Classes		P	P		
Recreational Vehicle Dealership			P		
Recreational Vehicle or Trailer Park		near LCRA P	near LCRA P		
Rectory/Parsonage	P	P	P		
Repair Shop, Household Items			P		
Repair Shop, Personal Items		P	P		
Research and Development Lab			P		
Residential Care Services (Pending)			P		
Restaurant, Food and Beverage Shop		P	P		
Restaurant, General, With Drive-Thru or Drive-In Service		P	P		
Restaurant, General, Without Drive-Thru Service		P	P		
Salvage, Reclamation, Recycling of Materials					
Sand, Gravel, or Stone Extraction					
Sand, Gravel, or Stone Storage and Sales			near LCRA P		
School, Private, Elementary		P	P		
School, Private, Intermediate and Secondary		P	P		
School, Public, Elementary	P	P	P		
School, Public, Intermediate and Secondary	P	P	P		
Second-hand/Used Goods Store With Outside Storage					
Second-hand/Used Goods Store, No Outside Storage		P	P		
Security Service			P		
Security Systems Installation and Monitoring Company			P		
Sexually Oriented Business			per chapter 30 P		
Short-term Rental Unit	P	P	P		
Showroom, in Conjunction with Warehousing and Distribution					
Showroom, without Warehousing and Distribution		P	P		
Smoke Shop			P		
Solar Energy Facility		near LCRA P	near LCRA P		
Stables, Commercial					
Stables, Private					
Stationery Store		P	P		
Tattoo or Permanent Cosmetics Shop, Body Piercing					
Taxidermy Shop			P		
Transportation Terminal, Bus/Aviation			P		
Triplex (See Dwelling, Multifamily)					
Truck Stop and Fueling Station		if at freeway interchange or frontage road P	P		
Utility, Local	P	P	P	P	equipment only P

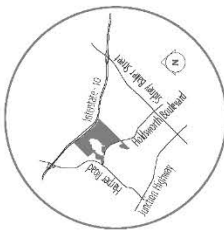
Proposed 2406+/- Mixed Use PDD (consistent with potential new city wide zoning)						
TABLE 1. LAND USES		Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with LiveWork and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
		Residential – similar to Proposed R-2	Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments	Commercial with LiveWork and Efficiency Apartments – Similar to Proposed C-3	Communications – including towers upto 320' tall	Open Space – Vineyards – Gardens – Paths
Utility, Private or Franchise		P	P	P	P	equipment only P
Utility, Public		P	P	P	P	equipment only P
Veterinary Service, Large Animal, Indoor or Outdoor Pens						
Veterinary Services, Small Animal, Indoor Pens				P		
Warehousing and Distribution						
Welding Shop						
Wholesaling				P		
Wind Energy System, Small		See Chapter 26, Kerrville Code of Ordinances				
Winery				P		vineyards P
Wireless Telecommunications Facilities					P	
Zero Lot Line Single-Family Dwelling (See Dwelling, Patio Home)						



Commercial	Commercial with Live/Work and Efficiency Apartments – Similar to Proposed C3 53.3 +/- acres
Blended	Blended Transition – similar to Proposed C-1 with some C-3 plus Townhomes and Apartments 64.8 +/- acres
Residential	Residential – similar to Proposed R-2 75.5 +/- acres
Communications	Communications – including towers upto 350' tall 9.8 +/- acres
Open Space	Open Space – Vineyards – Gardens – Paths 43.3 +/- acres



scale: 1" = 300'

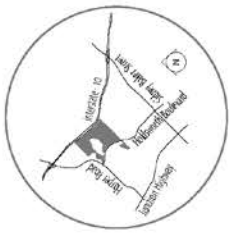
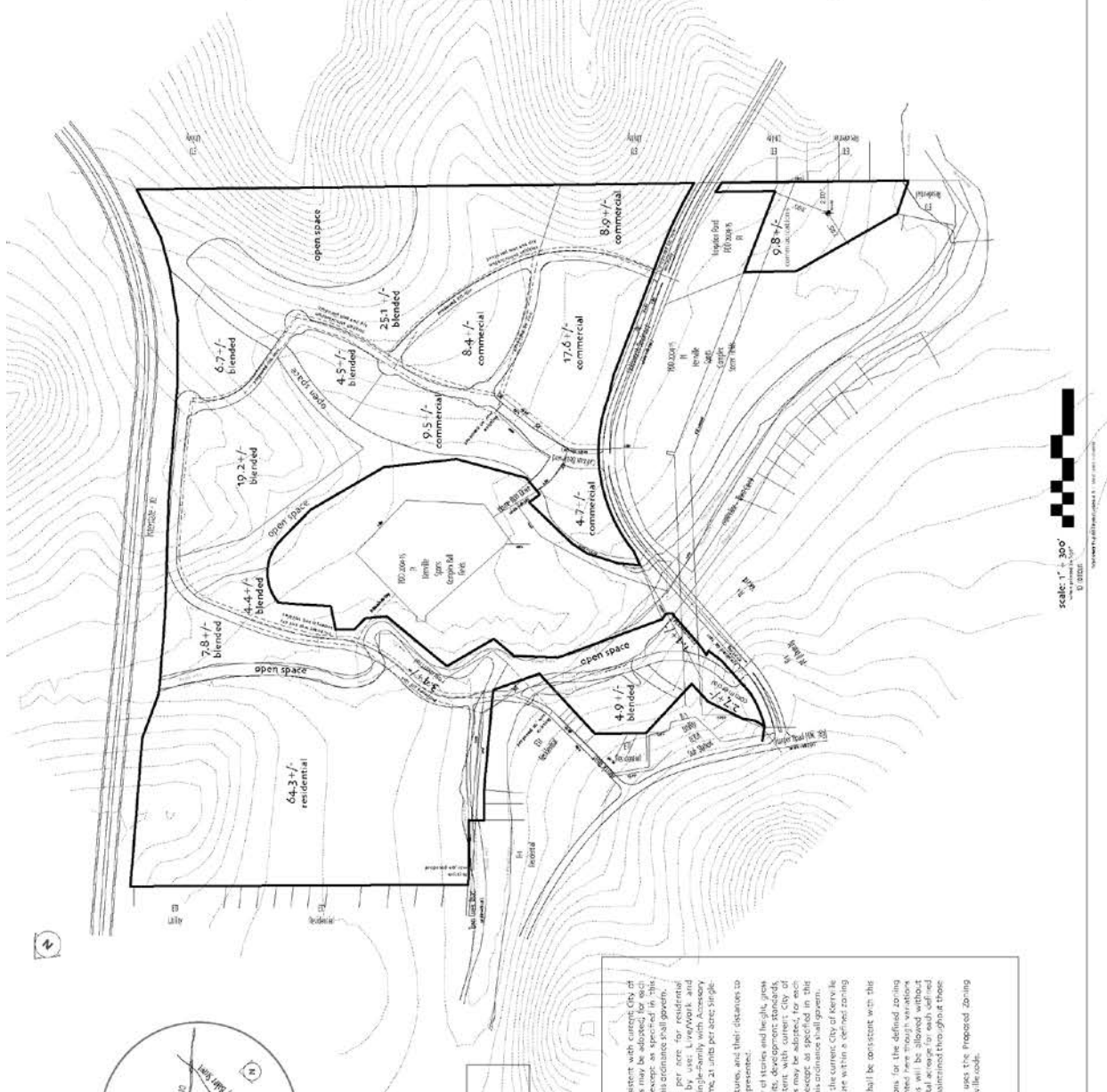


✦ fire hydrant

- 1- Development standards shall be consistent with current City of Kernville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancies this ordinance shall govern.
- 2- The maximum number of units per acre for residential development shall be determined by use, lot area, lot coverage, and other standards set forth in the current City of Kernville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancies this ordinance shall govern.
- 3- Five hydrants shall be consistent with the current City of Kernville subdivision and zoning code, as may be adopted, for each use within a defined zoning district.
- 4- Fire Department Communication Facilities shall be consistent with this ordinance.
- 5- The general use, shape, and features for the defined zoning districts and on-site roads are represented herein through various diagrams in the actual site, shape, and location will be allowed without amending the ordinance. The overall town average to each defined zoning district shall be maintained throughout those future subdivisions.
- 6- This Development District uses the proposed Zoning Ordinance as the current City of Kernville code.



Proposed 364.2 +/- acre  
**Town Creek at  
Holdsworth**  
Land Uses Modifying Planned Development  
Districts 2004-15 and 2017-19 located at  
Holdsworth Extension



**LEGEND**

◆ River point

**NOTES**

- 1- Development standards shall be consistent with current City of Knoxville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancy this ordinance shall govern.
- 2- The maximum number of units per acre for residential development shall be as follows: Single-Family Detached, 4 units per acre; Single-Family Attached, 6 units per acre; Multi-Family, 12 units per acre; Office, 12 units per acre; Single-Family Attached, 4 units per acre; Townhome, 21 units per acre; Single-Family Detached, 13 units per acre.
- 3- Existing and currently proposed structures, and their distances to property lines and other structures are represented.
- 4- Front, side, and rear setbacks, number of stories and height, floor area ratio, and parking standards shall be consistent with current City of Knoxville subdivision and zoning code, as may be adopted, for each use within a defined zoning district, except as specified in this ordinance. In the case of discrepancy this ordinance shall govern.
- 5- The minimum lot size shall be as follows: Single-Family Detached, 1/2 acre; Single-Family Attached, 1/4 acre; Multi-Family, 1/4 acre; Office, 1/4 acre; Single-Family Attached, 1/4 acre; Townhome, 1/4 acre; Single-Family Detached, 1/4 acre.
- 6- Wireless Communications facilities shall be consistent with this ordinance.
- 7- The general size, shape, and location for the defined zoning districts and collector roads are represented here through variations in the color of the lines and the shading of the areas. The overall total acreage for each defined district as set in the ordinance shall be maintained throughout those future adjustments.
- 8- The Planned Development District uses the Proposed Zoning Ordinance as the current City of Knoxville.

Commercial Commercial with Live/Work and Efficiency Apartments – Similar to Proposed C3 53.3 +/- acres
Blended Blended Transition – similar to Proposed C-1 with some C-2 plus Townhomes and Apartments 64.8 +/- acres
Residential Residential – similar to Proposed R-2 75.5 +/- acres
Communications Communications – including towers upto 320' tall 9.8 +/- acres
Open Space Open Space – Vineyards – Gardens – Paths 43.3 +/- acres

Scale: 1" = 300'  
© 2022