

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2025-10

**AN ORDINANCE AMENDING ORDINANCE NO. 2019-22 WHICH
CREATED A PLANNED DEVELOPMENT DISTRICT ON AN
APPROXIMATE 264.22 ACRE TRACT OF LAND; 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; THIS AMENDMENT TO REVISE THE PREVIOUSLY
ADOPTED CONCEPT PLAN AND LAND USE TABLE TO
REVISE THE DESCRIPTIONS OF LAND USES; AND
PROVIDING OTHER MATTERS RELATING TO THE SUBJECT**

WHEREAS, on September 24, 2019, City Council approved Ordinance No. 2019-22, which created a Planned Development (Zoning) District (PDD) on an approximate 264.22 acre tract of land, 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 (the Property), and located adjacent to the 300 and 400 blocks of Holdsworth Drive; and

WHEREAS, the PDD allowed for a mixed use development, such development subject to a concept plan and land use table; and

WHEREAS, staff recommends amendments to the PDD as a way to refine and standardize the land use descriptions and ensure consistency with the Land Use Table adopted by the PDD, with the overall intent of improving accuracy and cohesion and providing clarity for future reference and application; and

WHEREAS, the Planning and Zoning Commission and City Council, 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 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, City Council, in the exercise of its legislative discretion, has concluded that the Zoning Code should be amended as provided herein;

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

SECTION ONE. The PDD adopted by Ordinance No. 2019-22 is amended as follows:

Concept Plan: the descriptions of the different districts within the PDD are revised to better reflect the terms used by the Zoning Code, such wording highlighted in the plan attached as **Exhibit A**.

Land Use Table: the titles of the different land uses within the PDD are revised to better reflect the terms used by the Zoning Code, such wording highlighted in the table attached as **Exhibit B**.

SECTION TWO. Except as amended by this Ordinance, the provisions of Ordinance No. 2019-22 remain in full force and effect.

SECTION THREE. 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 governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance are controlling.

SECTION FOUR. 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 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 may be declared unconstitutional or invalid.

SECTION FIVE. 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.

SECTION SIX. 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 SEVEN. 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 08 day of April, A.D., 2025.

PASSED AND APPROVED ON SECOND AND FINAL READING, this
the 22 day of April, A.D., 2025.


Joe Herring Jr.

Joe Herring Jr., Mayor

APPROVED AS TO FORM:



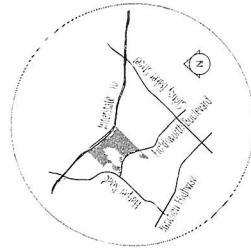
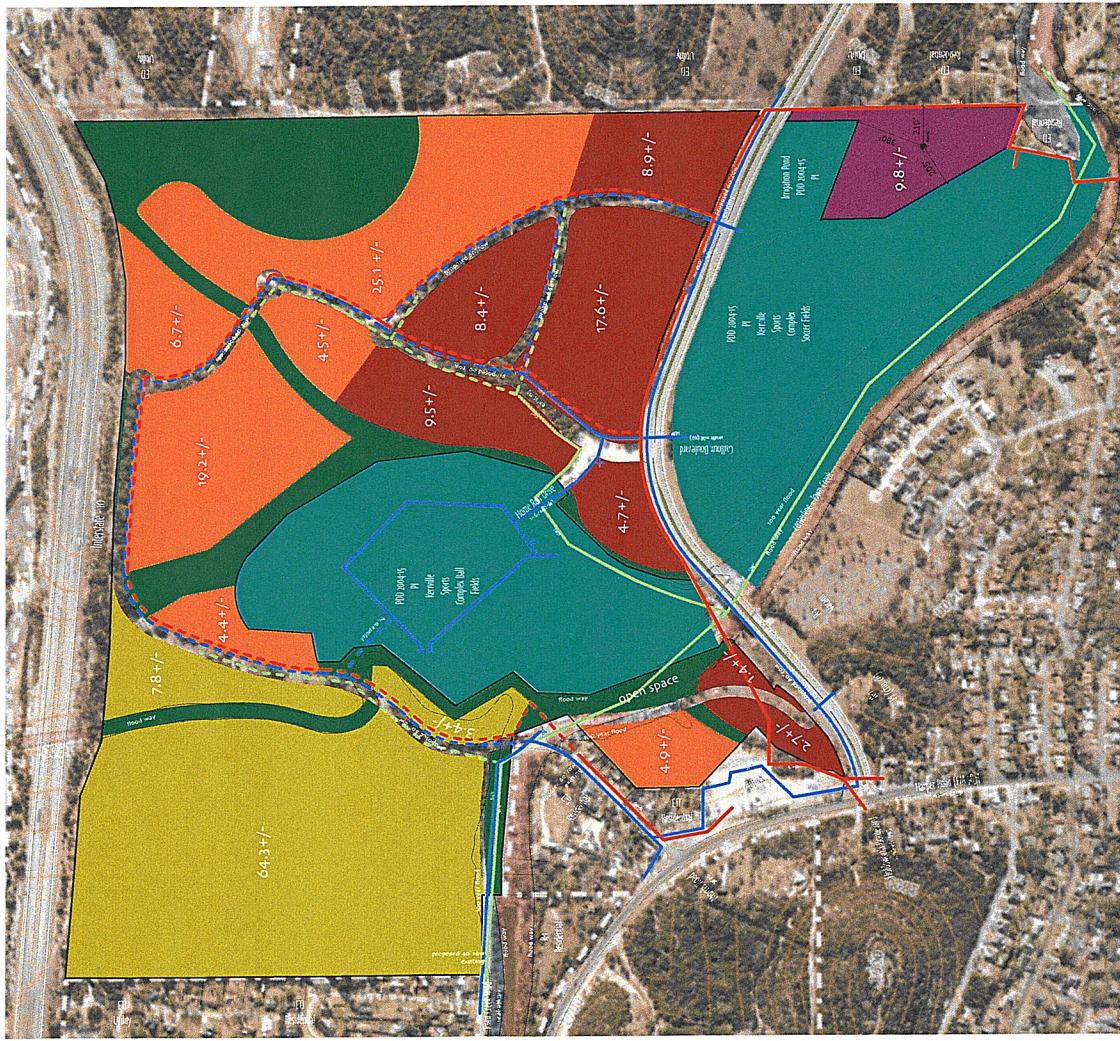
Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon, City Secretary

Exhibit A



NOTES

Exhibit B

TABLE 1. LAND USES

Residential

Blended
Transition -

Commercial

Communications
– including
towers upto 320'
tallOpen Space –
Vineyards –
Gardens – Paths

	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		

TABLE 1. LAND USES

Residential -

Blended Transition -

Commercial

Communications
- including
towers upto 320'
tallOpen 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

TABLE 1. LAND USES

	Residential –	Blended Transition –	Commercial	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

TABLE 1. LAND USES

Residential –

Blended
Transition –

Commercial

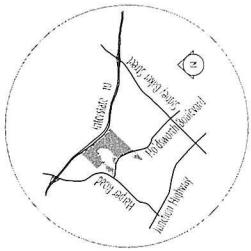
Communications
– including
towers upto 320'
tallOpen Space –
Vineyards –
Gardens – Paths

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	
Wireless Telecommunications Facilities				P
Zero Lot Line Single-Family Dwelling (See Dwelling, Patio Home)				

Town Creek at Holdsworth

Land Use Modifying planned Development
Districts 2004-15, 2007-19, and 2019-22
located at Holdsworth Extension

Commercial	53.3 +/- acres
Blended	64.8 +/- acres
Residential	75.5 +/- acres
Communications	9.8 +/- acres
Open Space	43.3 +/- acres



LEGEND



NOTES

- 1- Development standards shall be consistent with current City of Kerrville 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: Live/Work and Multifamily, 34 units per acre; Duplex, Single-Family with Accessory Dwelling Unit, Patio home, and 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, gross floor area, and location of entrances to buildings, shall be consistent with current City of Kerrville subdivision and zoning code. In the case of discrepancies, this ordinance shall 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.
- 5- Fire hydrants shall be consistent with the current City of Kerrville code, as may be adopted, for each use within a defined zoning district.
- 6- Wireless Communications Facilities shall be consistent with this ordinance.
- 7- The acreage size, shape, and locations for the defined zoning districts and collector roads are represented here though variations in the actual size, shape, and locations will be allowed without amending the ordinance. The overall total acreage for each defined district as set in the ordinance shall be maintained throughout those future adjustments.
- 8- This Planned Development District is based upon the 2019-22 Zoning Ordinance as the current City of Kerrville Zoning Code.

Scale: 1" = 300'
Surveyed by [redacted] 10/10/2019
Drawing by [redacted] 10/10/2019