

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses	Legend
					X= land use not permitted P= land use permitted by right in HO if base zoning district also permits use by right C= land use may permitted with a conditional use permit Proposed Updates as of 9/3/2026 Staff Notes from June 4, 2026 HPC Meeting
Bulk Grain and/or Feed Storage	X	X	X	X	
Farms, General (Crops), Commercial	X	X	X	X	
Greenhouse (Non-Retail)	P	X	P	X	Greenhouses could support the historic farming characteristics of the OFR Historic District
Livestock Sales	X	X	X	X	
Orchard/Crop Propagation	P	X	P	X	Orchards crop propagation are a part of the OFR Historic District
Plant Nursery (Commercial)	X	X	X	X	
Small Scale Farm	P	X	P	X	Small scale farms are a part of the OFR Historic District
Stable, Commercial	X	X	X	X	
Stables (Private, accessory use)	P	X	P	X	Private accessory stables are a part of the OFR Historic District
Stables (Private, principal use)	X	X	X	X	
Garden (Non-Retail)	P	P	P	P	
Farm Animals (Exempt - FFA, 4H)	P	X	P	X	Farm Animals most compatible with OFR
Farm Animals (Non-Exempt)	P	X	P	X	Farm Animals most compatible with OFR
Accessory Bldg./Structure (Nonresidential)	P	P	P	P	
Accessory Bldg./Structure (Residential)	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	
Caretaker's/Guard Residence	P	P	P	P	
Community or Group Home	P	X	P	P	Community or Group home Residential uses most compatible with residential areas of OFR and Hays
Duplex/Two-Family	P	X	P	P	Duplex uses most compatible with residential areas of OFR and Hays
Garage Residential Conversion	P	P	P	P	
Garden Home/Townhome	P	P	P	P	
Home Occupation	P	P	P	P	
HUD-Code Manufactured Home	X	X	X	X	
Living Quarters on Site with a Business	P	P	P	P	
Multiple-Family Dwelling	P	X	X	X	The multiple-family residential district allows 24 dwelling units per acre, which may be too dense for village center.
Residential Loft	P	P	P	P	
Rooming/Boarding House	P	P	P	P	
Single-Family Dwelling, Detached	P	P	P	P	
Single-Family Industrialized Housing	P	P	P	P	
Swimming Pool, Private	P	P	P	P	
Armed Services Recruiting Center	P	P	P	P	
Bank	X	P	X	X	There is an existing Wells Fargo Bank in Mercer HD- this use should be permitted by right in a downtown
Check Cashing Service	X	X	X	X	
Credit Agency	X	X	X	X	
Insurance Agency Offices	P	P	P	P	
Offices, General/Professional	P	P	P	P	
Office, Brokerage Services	P	P	P	P	
Offices, Health Services	P	P	P	P	
Offices, Legal Services	P	P	P	P	
Offices, Parole/Probation	X	X	X	X	
Offices, Professional	P	P	P	P	
Offices, Real Estate Office	P	P	P	P	
Saving and Loan	X	C	X	X	Why not Saving and Loan?
Security Monitoring Company	X	X	X	X	
Telemarketing Center	X	X	X	X	
All-Terrain Vehicle Dealer (Sales Only)	X	X	X	X	
Ambulance Service (Private)	X	X	X	X	
Antique Shop	P	P	P	P	
Appliance Repair	X	X	X	X	

Pamela Weinhammer
Comments Received on
August 12, 2026

Steve Mallett Comments
Received on August 11,
2026

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Art Dealer/Gallery	P	P	P	P
Artisan's Shop	P	P	P	P
Artist Studio	P	P	P	P
Auto Sales (New and Used)	X	X	X	X
Auto Supply Store	X	X	X	X
Bakery or Confectionary (Retail)	P	P	P	P
Bar or Craft Alcohol Production	C	P	C	X
Barbershop	P	P	P	P
Beauty Shop	P	P	P	P
Bed and Breakfast Inn or Facility	P	P	P	P
Bicycle Sales and Repair	P	P	P	P
Book Store	P	P	P	P
Building Materials Sales	X	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X	X
Cafeteria	P	P	P	C
Communication Equipment Repair	X	X	X	X
Computer Sales	P	X	X	X
Consignment Shop	P	P	P	P
Convenience Store (With Gas Sales)	X	X	X	X
Convenience Store (Without Gas Sales)	P	P	P	X
Cooking School	P	P	P	P
Dance/Drama/Music Studio or School	P	P	P	P
Department Store	P	P	X	X
Drapery, Blind Upholstery Store	P	P	P	P
Exterminator Services	X	X	X	X
Financial Services	P	P	P	P
Florist Shop	P	P	P	P
Food or Grocery Store (General)	P	X	X	X
Food or Grocery Store (Limited)	P	P	P	X

Legend

X= land use not permitted
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Staff Notes from June 4, 2026 HPC Meeting

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2026

Consider P in Mercer District?

Wouldn't Grawliks be
considered a bar?

In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currently

Computers are modern devices and don't necessarily align with a historic district

In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currently

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should not allow for these uses
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In addition, I think that Hays
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residences there currently

Although a Department store could work in a Mercer district , this building footprint would not be permitted in the OFR and Hays Districts

Food or grocery store general.
Does this allow a large store
like HEB to locate on Mercer
street? A small specialty
market would be appropriate.

In addition, I think that Hays
should not allow for these uses
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uses as there are so many
residences there currently

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses	Legend X= land use not permitted P= land use permitted by right in HO if base zoning district also permits use by right C= land use may permitted with a conditional use permit Proposed Updates as of 9/3/2026 Staff Notes from June 4, 2026 HPC Meeting	
					Pamela Weinhammer Comments Received on August 12, 2026	Steve Mallett Comments Received on August 11, 2026
Funeral Home or Mortuary	X	X	X	X		
Furniture Store (New and/or Used)	X	X	X	X		
Garden Shop (Inside Storage)	P	P	P	P		
General or Community Retail Store	P	P	P	P		
Gravestone/Tombstone Sales	X	X	X	X		
Hardware Store	P	P	P	P		
Home Improvement Center	X	X	X	X		
Laundry/Dry Cleaning	X	X	X	X		
Lawnmower Sales & Repair	X	X	X	X		
Live-in Security Quarters	P	P	P	P		
Locksmith	X	X	X	X		
Major Appliance Sales	X	X	X	X		
Market (Public)	P	P	P	X		
Mini-Warehouse - Self Storage	X	X	X	X		
Mobile food vendor - 10 days or less	C	C	C	C		
Mobile food vendor - longer than 10 days	C	C	C	C		
Mobile food vendor court	C	X	C	C	Mobile food vendors are to be accessory use in Mercer District not primary use	
Motorcycle Dealer (Sales, Repair)	X	X	X	X		
Motel or Hotel	P	P	P	P	Boutique hotel only for Historic Districts; minimum buffer distances to residential	
Needlework Shop	P	P	P	P		
Pet Shop/Supplies	P	P	P	P	Same with Petco?	
Pharmacy	P	P	P	X		
Photocopying/Duplicating	P	P	P	P		
Photography Studio	P	P	P	P		
Plant Nursery (Retail Sales, Outdoors)	X	X	P	X	Propose that nursery be allowed as an accessory use to a brick and mortar shop in OFR?	
Radio or Television Studio	X	X	X	X		
Recycling Center	X	X	X	X		
Restaurant (No Drive-Through Service)	P	P	P	P		
Restaurant (With Drive-Through)	X	X	X	X		
Security Systems Installation Company	X	X	X	X		
Sexually Oriented Business	X	X	X	X		
Shoe Repair	P	P	P	P		
Special Event Facilities	C	C	C	C		
Studio, Tattoo or Body Piercing	P	X	X	X		The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts
Tailor Shop	P	P	P	P		
Tool and Machinery Rental (Indoor Storage)	X	X	X	X		
Tool and Machinery Rental (Outdoor Storage)	X	X	X	X		
Travel Agency	P	P	P	P		
Temporary Outdoor Sales/Promotion	P	P	P	P		
Upholstery Shop	P	C	C	C		The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts

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Used Merchandise/Furniture	P	C	C	C	
Vacuum Cleaner Sales and Repair	X	X	X	X	
Veterinarian Clinic (Indoor Kennels)	P	P	P	X	
Woodworking Shop (Ornamental, Handmade	P	P	P	P	
Antique Vehicle Restoration	X	X	X	X	
Auto Body Repair	X	X	X	X	
Auto Financing and Leasing	X	X	X	X	
Auto Muffler Shop	X	X	X	X	
Auto Paint Shop	X	X	X	X	
Auto Tire Sales and Repair	X	X	X	X	
Auto Upholstery Shop	X	X	X	X	
Auto Washing Facility, Attended	X	X	X	X	
Auto Washing Facility, Unattended	X	X	X	X	
Auto Wrecker Service	X	X	X	X	
Automobile Repair, Major	X	X	X	X	
Automobile Repair, Minor	X	X	X	X	
Heliprot	X	X	X	X	
Helistop	X	X	X	X	
Limousine/Taxi Service	X	X	X	X	
Oil Change and Inspection	X	X	X	X	
Parking Lot, Commercial	X	X	X	X	
Parking Structure, Commercial	P	X	X	X	Parking structure not appropriate with surroundings
Tire Dealer, Indoor Storage	X	X	X	X	
Amusement Arcade (Four or more devices)	P	P	P	X	
Amusement Services (Indoor)	P	P	P	X	
Amusement Services (Outdoor)	X	X	P	X	Mini Putt or Archery may be allowed in the Old Fitzhugh Districts
Billiard/Pool Facility	P	P	P	X	
Bingo Hall	P	P	P	P	
Bowling Center	P	P	P	P	
Broadcast Station (With Tower)	X	X	X	X	
Country Club (Private)	X	X	X	X	
Dance Hall	P	P	X	X	
Day Camp for Children	X	X	X	X	
Civic/Conference Center	P	P	X	X	Civic/Conference Center compatible with Mercer
Dinner Theater	P	P	X	X	Dinner Theater compatible with Mercer
Driving Range	X	X	X	X	
Fairgrounds/Exhibition Area	X	X	X	X	
Gaming Club (private)	X	X	X	X	
Golf Course (Miniature)	X	X	X	X	
Golf Course (Public, Private)	X	X	X	X	
Health Club	P	P	P	P	
Motion-Picture Studio, Commercial	X	X	X	X	
Motion-Picture Theater	P	P	X	X	
Museum	P	P	P	P	

Pamela Weinhammer Comments Received on August 12, 2026	Steve Mallett Comments Received on August 11, 2026
Contradicts line 90	The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts

no parking lots within the
districts???

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Park accessory uses	X	P	P	P
Park and/or Playground	P	P	P	P
Psychic Reading Services	P	P	X	X
Rodeo Grounds	X	X	X	X
Skating Rink	X	X	X	X
Tennis Court	P	P	P	P
Theater (Stage)	P	P	X	X
Video Rentals/Sales	P	P	P	P
Assisted Living Facility	P	P	P	P
Broadcast Tower (Commercial)	X	X	X	X
Cemetery or Mausoleum	X	X	X	X
Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P	P	P	P
Civic Club	P	P	P	P
Community Center (Municipal)	P	P	P	P
Electrical Generating Plant	X	X	X	X
Electrical Substation	X	X	X	X
Emergency Care Clinic	X	X	X	X
Fire Station	X	X	X	X
Fraternal Lodge or Union	P	P	P	P
Government Building (Mun., St., Fed.)	P	P	P	P
Group Day-Care Home	X	X	P	P
Medical Clinic or Office	P	P	P	P
Wireless Communications Tower	X	X	X	X
Helipoint	X	X	X	X
Home for the Aged, Residential	P	X	P	P
Hospice	P	X	P	P
Hospital (Acute Care, General)	X	X	X	X
Library	P	P	P	P
Maternity Home	P	P	P	P
Nursing/Convalescent Home	X	X	X	X
Orphanage	P	P	P	P
Philanthropic Organization	P	P	P	P
Post Office	P	P	P	P
Radio, Television, Microwave Tower	X	X	X	X
School, K Through 12 (public or private)	P	P	P	P
Sewage Pumping Station	P	P	P	P
Telephone Switching/Exchange Bldg.	P	P	P	P
Wastewater Treatment Plant	X	X	X	X
Water Supply (Elevated Storage Tank)	P	P	P	P
Water Supply Facility (Private)	X	X	X	X
Book Bindery	P	P	P	P
Feed and Grain Store	X	X	X	X
Furniture Manufacture	X	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X	X

Uses include community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

Theater is appropriate for Mercer District

Child Care is compatible with residential uses in the OFR and Hays Districts

Interpreting this as a day care facility for the aged or those with disabilities

Home for the aged is compatible with residential uses in the OFR and Hays Districts

Hospice is compatible with residential uses in the OFR and Hays Districts

isn't there an outdoor stage
on OFR?

A maternity home or
orphanage is permitted but not
a nursing home?

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Pawnshop	X	X	X	X
Propane Sales (Retail)	X	X	X	X
Taxidermist	X	X	X	X
Transfer Station/Refuse Pickup	X	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X	X
Warehouse/Office	X	X	X	X
Welding Shop	X	X	X	X
Contractor's Office (No Outside Storage)	P	P	P	P
Contractor's Office (With Outside Storage)	X	X	X	X
Contractor's Temporary On-site Office	P	P	P	P
Electronic Assembly	X	X	X	X
Engine Repair or Manufacture	X	X	X	X
Laboratory Equipment Manufacture	X	X	X	X
Machine Shop	X	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X	X
Open Storage/Outside Storage	X	X	X	X
Plumbing Shop	X	X	X	X
Research Lab (Nonhazardous)	X	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X	X
Sand/Gravel Quarrying	X	X	X	X
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X	X

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This industrial use not necessarily compatible with Historic Districts

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Bulk Grain and/or Feed Storage	X	X	X	X
Farms, General (Crops), Commercial	X	X	X	X
Greenhouse (Non-Retail)	P	X	P	X
Livestock Sales	X	X	X	X
Orchard/Crop Propagation	P	X	P	X
Plant Nursery (Commercial)	X	X	X	X
Small Scale Farm	P	X	P	X
Stable, Commercial	X	X	X	X
Stables (Private, accessory use)	P	X	P	X
Stables (Private, principal use)	X	X	X	X
Garden (Non-Retail)	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	X	P	X
Farm Animals (Non-Exempt)	P	X	P	X
Accessory Bldg./Structure (Nonresidential)	P	P	P	P
Accessory Bldg./Structure (Residential)	P	P	P	P
Accessory Dwelling Unit	P	P	P	P
Caretaker's/Guard Residence	P	P	P	P
Community or Group Home	P	X	P	P
Duplex/Two-Family	P	X	P	P
Garage Residential Conversion	P	P	P	P
Garden Home/Townhome	P	P	P	P
Home Occupation	P	P	P	P
HUD-Code Manufactured Home	X	X	X	X
Living Quarters on Site with a Business	P	P	P	P
Multiple-Family Dwelling	P	X	X	X
Residential Loft	P	P	P	P
Rooming/Boarding House	P	P	P	P
Single-Family Dwelling, Detached	P	P	P	P
Single-Family Industrialized Housing	P	P	P	P
Swimming Pool, Private	P	P	P	P
Armed Services Recruiting Center	P	P	P	P
Bank	X	P	X	X
Check Cashing Service	X	X	X	X
Credit Agency	X	X	X	X
Insurance Agency Offices	P	P	P	P
Offices, General/Professional	P	P	P	P
Office, Brokerage Services	P	P	P	P
Offices, Health Services	P	P	P	P
Offices, Legal Services	P	P	P	P
Offices, Parole/Probation	X	X	X	X
Offices, Professional	P	P	P	P
Offices, Real Estate Office	P	P	P	P
Saving and Loan	X	X	X	X
Security Monitoring Company	X	X	X	X
Telemarketing Center	X	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X	X
Ambulance Service (Private)	X	X	X	X
Antique Shop	P	P	P	P
Appliance Repair	X	X	X	X

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Greenhouses could support the historic farming characteristics of the OFR Historic District

Orchards crop propagation are a part of the OFR Historic District

Small scale farms are a part of the OFR Historic District

Private accessory stables are a part of the OFR Historic District

Farm Animals most compatible with OFR

Farm Animals most compatible with OFR

Community or Group home Residential uses most compatible with residential areas of OFR and Hays

Duplex uses most compatible with residential areas of OFR and Hays

The multiple-family residential district allows 24 dwelling units per acre, which may be too dense for village center.

There is an existing Wells Fargo Bank in Mercer HD- this use should be permitted by right in a downtown

Why not Saving and Loan?

Legend

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Art Dealer/Gallery	P	P	P	P
Artisan's Shop	P	P	P	P
Artist Studio	P	P	P	P
Auto Sales (New and Used)	X	X	X	X
Auto Supply Store	X	X	X	X
Bakery or Confectionary (Retail)	P	P	P	P
Bar or Craft Alcohol Production	C	P	C	C
Barbershop	P	P	P	P
Beauty Shop	P	P	P	P
Bed and Breakfast Inn or Facility	P	P	P	P
Bicycle Sales and Repair	P	P	P	P
Book Store	P	P	P	P
Building Materials Sales	X	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X	X
Cafeteria	P	P	P	P
Communication Equipment Repair	X	X	X	X
Computer Sales	P	X	X	X
Consignment Shop	P	P	P	P
Convenience Store (With Gas Sales)	X	X	X	X
Convenience Store (Without Gas Sales)	P	P	P	P
Cooking School	P	P	P	P
Dance/Drama/Music Studio or School	P	P	P	P
Department Store	P	P	X	X
Drapery, Blind Upholstery Store	P	P	P	P
Exterminator Services	X	X	X	X
Financial Services	P	P	P	P
Florist Shop	P	P	P	P
Food or Grocery Store (General)	P	P	P	P
Food or Grocery Store (Limited)	P	P	P	P

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Consider P in Mercer District?

Computers are modern devices and don't necessarily align with a historic district

Although a Department store could work in a Mercer district , this building footprint would not be permitted in the OFR and Hays Districts

Pamela Weinhammer Comments Received on August 12, 2026	Steve Mallett Comments Received on August 11, 2026
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Wouldn't Grawliks be considered a bar?	In addition, I think that Hays should not allow for these uses as there are so many residences there currently
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Food or grocery store general. Does this allow a large store like HEB to locate on Mercer street? A small specialty market would be appropriate.	In addition, I think that Hays should not allow for these uses as there are so many residences there currently
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LAND USE				
Funeral Home or Mortuary	X	X	X	X
Furniture Store (New and/or Used)	X	X	X	X
Garden Shop (Inside Storage)	P	P	P	P
General or Community Retail Store	P	P	P	P
Gravestone/Tombstone Sales	X	X	X	X
Hardware Store	P	P	P	P
Home Improvement Center	X	X	X	X
Laundry/Dry Cleaning	X	X	X	X
Lawnmower Sales & Repair	X	X	X	X
Live-in Security Quarters	P	P	P	P
Locksmith	X	X	X	X
Major Appliance Sales	X	X	X	X
Market (Public)	P	P	P	P
Mini-Warehouse - Self Storage	X	X	X	X
Mobile food vendor - 10 days or less	P	P	P	P
Mobile food vendor - longer than 10 days	C	C	C	C
Mobile food vendor court	C	X	C	C
Motorcycle Dealer (Sales, Repair)	X	X	X	X
Motel or Hotel	P	P	P	P
Needlework Shop	P	P	P	P
Pet Shop/Supplies	P	P	P	P
Pharmacy	P	P	P	P
Photocopying/Duplicating	P	P	P	P
Photography Studio	P	P	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	P	X
Radio or Television Studio	X	X	X	X
Recycling Center	X	X	X	X
Restaurant (No Drive-Through Service)	P	P	P	P
Restaurant (With Drive-Through)	X	X	X	X
Security Systems Installation Company	X	X	X	X
Sexually Oriented Business	X	X	X	X
Shoe Repair	P	P	P	P
Special Event Facilities	C	C	C	C
Studio, Tattoo or Body Piercing	P	P	P	P
Tailor Shop	P	P	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X	X
Travel Agency	P	P	P	P
Temporary Outdoor Sales/Promotion	P	P	P	P
Upholstery Shop	P	P	P	P

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again, would this allow a
Home Depot to move into a
district?

Mobile food vendors are to be accessory use in Mercer District not primary use

Boutique hotel only for Historic Districts; minimum buffer distances to residential

Same with Petco?

Propose that nursery be allowed as an accessory use to a brick and mortar shop in OFR?

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Legend

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Used Merchandise/Furniture	P	P	P	P
Vacuum Cleaner Sales and Repair	X	X	X	X
Veterinarian Clinic (Indoor Kennels)	P	P	P	P
Woodworking Shop (Ornamental, Handmade)	P	P	P	P
Antique Vehicle Restoration	X	X	X	X
Auto Body Repair	X	X	X	X
Auto Financing and Leasing	X	X	X	X
Auto Muffler Shop	X	X	X	X
Auto Paint Shop	X	X	X	X
Auto Tire Sales and Repair	X	X	X	X
Auto Upholstery Shop	X	X	X	X
Auto Washing Facility, Attended	X	X	X	X
Auto Washing Facility, Unattended	X	X	X	X
Auto Wrecker Service	X	X	X	X
Automobile Repair, Major	X	X	X	X
Automobile Repair, Minor	X	X	X	X
Helipoint	X	X	X	X
Helistop	X	X	X	X
Limousine/Taxi Service	X	X	X	X
Oil Change and Inspection	X	X	X	X
Parking Lot, Commercial	X	X	X	X
Parking Structure, Commercial	P	X	X	X
Tire Dealer, Indoor Storage	X	X	X	X
Amusement Arcade (Four or more devices)	P	P	P	P
Amusement Services (Indoor)	P	P	P	P
Amusement Services (Outdoor)	X	X	P	X
Billiard/Pool Facility	P	P	P	P
Bingo Hall	P	P	P	P
Bowling Center	P	P	P	P
Broadcast Station (With Tower)	X	X	X	X
Country Club (Private)	X	X	X	X
Dance Hall	P	P	X	X
Day Camp for Children	X	X	X	X
Civic/Conference Center	P	P	X	X
Dinner Theater	P	P	X	X
Driving Range	X	X	X	X
Fairgrounds/Exhibition Area	X	X	X	X
Gaming Club (private)	X	X	X	X
Golf Course (Miniature)	X	X	X	X
Golf Course (Public, Private)	X	X	X	X
Health Club	P	P	P	P
Motion-Picture Studio, Commercial	X	X	X	X
Motion-Picture Theater	P	P	X	X
Museum	P	P	P	P

Staff Notes from June 4, 2026 HPC Meeting

Pamela Weinhammer Comments Received on August 12, 2026	Steve Mallett Comments Received on August 11, 2026
Contradicts line 90	The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts

no parking lots within the
districts???

Parking structure not appropriate with surroundings

Mini Putt or Archery may be allowed in the Old Fitzhugh Districts

Civic/Conference Center compatible with Mercer
Dinner Theater compatible with Mercer

Legend

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Park accessory uses	X	P	P	P
Park and/or Playground	P	P	P	P
Psychic Reading Services	P	P	X	X
Rodeo Grounds	X	X	X	X
Skating Rink	X	X	X	X
Tennis Court	P	P	P	P
Theater (Stage)	P	P	X	X
Video Rentals/Sales	P	P	P	P
Assisted Living Facility	P	P	P	P
Broadcast Tower (Commercial)	X	X	X	X
Cemetery or Mausoleum	X	X	X	X
Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P	P	P	P
Civic Club	P	P	P	P
Community Center (Municipal)	P	P	P	P
Electrical Generating Plant	X	X	X	X
Electrical Substation	X	X	X	X
Emergency Care Clinic	X	X	X	X
Fire Station	X	X	X	X
Fraternal Lodge or Union	P	P	P	P
Government Building (Mun., St., Fed.)	P	P	P	P
Group Day-Care Home	X	X	P	P
Medical Clinic or Office	P	P	P	P
Wireless Communications Tower	X	X	X	X
Helipoint	X	X	X	X
Home for the Aged, Residential	P	X	P	P
Hospice	P	X	P	P
Hospital (Acute Care, General)	X	X	X	X
Library	P	P	P	P
Maternity Home	P	P	P	P
Nursing/Convalescent Home	X	X	X	X
Orphanage	P	P	P	P
Philanthropic Organization	P	P	P	P
Post Office	P	P	P	P
Radio, Television, Microwave Tower	X	X	X	X
School, K Through 12 (public or private)	P	P	P	P
Sewage Pumping Station	P	P	P	P
Telephone Switching/Exchange Bldg.	P	P	P	P
Wastewater Treatment Plant	X	X	X	X
Water Supply (Elevated Storage Tank)	P	P	P	P
Water Supply Facility (Private)	X	X	X	X
Book Bindery	P	P	P	P
Feed and Grain Store	X	X	X	X
Furniture Manufacture	X	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X	X

Staff Notes from June 4, 2026 HPC Meeting

Uses include community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

Theater is appropriate for Mercer District

Child Care is compatible with residential uses in the OFR and Hays Districts

Interpreting this as a day care facility for the aged or those with disabilities

Home for the aged is compatible with residential uses in the OFR and Hays Districts

Hospice is compatible with residential uses in the OFR and Hays Districts

Pamela Weinhammer
Comments Received on
August 12, 2026

Steve Mallett Comments
Received on August 11,
2026

isn't there an outdoor stage
on OFR?

A maternity home or
orphanage is permitted but not
a nursing home?

Legend

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Pawnshop	X	X	X	X
Propane Sales (Retail)	X	X	X	X
Taxidermist	X	X	X	X
Transfer Station/Refuse Pickup	X	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X	X
Warehouse/Office	X	X	X	X
Welding Shop	X	X	X	X
Contractor's Office (No Outside Storage)	P	P	P	P
Contractor's Office (With Outside Storage)	X	X	X	X
Contractor's Temporary On-site Office	P	P	P	P
Electronic Assembly	X	X	X	X
Engine Repair or Manufacture	X	X	X	X
Laboratory Equipment Manufacture	X	X	X	X
Machine Shop	X	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X	X
Open Storage/Outside Storage	X	X	X	X
Plumbing Shop	X	X	X	X
Research Lab (Nonhazardous)	X	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X	X
Sand/Gravel Quarrying	X	X	X	X
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X	X

Staff Notes from June 4, 2026 HPC Meeting

Pamela Weinhammer
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August 12, 2026

Steve Mallett Comments
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2026

This industrial use not necessarily compatible with Historic Districts

4.1.5. Conditional overlay regulations:

(a) Use and site development regulations imposed by a conditional overlay must be more restrictive than the regulations that would otherwise apply.

(b) A regulation imposed by a conditional overlay may:

- (1) Prohibit permitted, conditional, and accessory uses otherwise authorized in the base zoning district;
- (2) Decrease the number or average density of dwelling units that may be constructed;
- (3) Increase minimum lot size or minimum lot width requirements;
- (4) Decrease maximum floor to area ratio;
- (5) Decrease maximum height;
- (6) Increase minimum yard and setback requirements;
- (7) Decrease maximum building or impervious coverage;
- (8) Restrict access to abutting and nearby roadways and impose specific design features;
- (9) Restrict any other specific site development regulation required or authorized by the base zoning district.

4.1.6. Notice for conditional overlay:

If an applicant includes the conditional overlay as part of a zoning or rezoning application, the applicant shall provide notice to the following parties:

restrictive than the restrictions otherwise applicable to the property.

use district or make a permitted use a conditional use;
d on the property;

ures to ameliorate potentially adverse traffic impacts; and/or
his chapter.

: applicant shall include the following information in notices required under this chapter:(a)The

restrictions requested by the applicant; and(b)A statement that additional restrictions may be

imposed by the city.