

CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 19-2021

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO
AUTHORIZE A DWELLING, SINGLE-FAMILY DETACHED
WITH ACCESSORY DWELLING UNIT ON THE PROPERTY
CONSISTING OF PARTS OF LOTS 2 AND 3, JA TIVY ADDITION,
A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS;
KNOWN AS 1517 E. MAIN STREET; SAID PROPERTY IS
LOCATED WITHIN AN R-1 ZONING DISTRICT; AND MAKING
SAID PERMITS SUBJECT TO CERTAIN CONDITIONS AND
RESTRICTIONS CONTAINED HEREIN**

WHEREAS, the owner of the property known as 1517 E. Main Street and graphically depicted on the location map at **Exhibit A** (the “Property”), said exhibit being attached hereto and made a part hereof for all purposes, is requesting approval of a Conditional Use Permit (“CUP”) to authorize a dwelling, single-family detached with (an) accessory dwelling unit on the Property, which is located within an R-1 Single-Family Residential Zoning District; and

WHEREAS, the City Planning and Zoning Commission (the “Commission”), in compliance with state law and the Zoning Code of the City of Kerrville, Texas (Chapter 60, Code of Ordinances) (“Zoning Code”), and in particular, the procedures for obtaining CUP; having given the requisite notices by United States mail, publication, and otherwise; and after holding a public hearing and affording a full and fair hearing to all of property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Commission recommends that City Council grant the CUP applied for and referenced herein, subject to the special conditions and restrictions set out hereinafter on the Property; and

WHEREAS, City Council, in compliance with state law and the Zoning Code, and likewise having given the requisite notices and holding a public hearing, finds that the health, safety, and general welfare will be best served by the granting of the CUP as recommended by the Commission and referenced herein on the Property;

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

SECTION ONE. A Conditional Use Permit is granted to permit the Property described as follows, and located within an R-1 Single-Family Residential Zoning District, to be developed and used for a Dwelling, Single-Family Detached with Accessory Dwelling Unit as that term is defined in and pursuant to the Zoning Code, such use subject to the provisions of this Resolution and other City ordinances and regulations:

Legal Description: Parts of Lots 2 and 3, JA Tivy Addition, a subdivision within the City of Kerrville, Kerr

County, Texas, and being graphically depicted on the location map at **Exhibit A**.

Address: 1517 E. Main Street, Kerrville, TX 78028

Hereinafter referred to as the “Property”.

SECTION TWO. In addition to the development and use regulations currently applicable to the Property, development and use of the Property is subject to the following additional conditions:

- A. Site Plan:** The development and use of the Property shall conform to the site plan attached as **Exhibit B**.
- B. Maximum Building Height:** The accessory dwelling unit may not exceed thirty-five feet (35.0') in height.
- C. Maximum Area of Accessory Dwelling Unit:** The accessory dwelling unit may not exceed i) fifty percent (50.0%) of the total, existing floor area of the structure titled “single story/family wood framed home” (“home”), which excludes the area of any attached garage as indicated on the site plan; and ii) fifty percent (50.0%) of the rear yard area, as bounded by the side property lines, the rear wall of the home, and the rear property line.
- D. Parking.** The Property shall maintain four (4) parking spaces.
- E. Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as may be amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, the provisions of this Resolution will prevail.

SECTION THREE. This Resolution and the CUP granted herein are subject to termination, singularly or collectively, in accordance with the Zoning Code.

SECTION FOUR. City Council finds and determines that its adoption of this Resolution promotes the health, safety, and general welfare of the public and is a proper valid exercise of the City’s police powers.

SECTION FIVE. If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and

independent provision, and such holding shall not affect the validity of the remaining portions thereof.

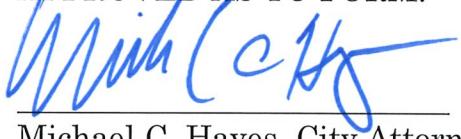
SECTION SIX. This Resolution is effective upon adoption.

PASSED AND APPROVED ON this the 13 day of APRIL, A.D., 2021.



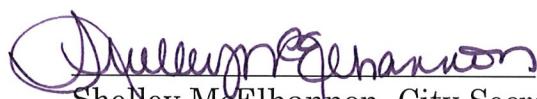
Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon, City Secretary



Location Map

Case # PZ-2021-1

Location:

1517 E Main St

Legend

200' Notification Area
Subject Properties

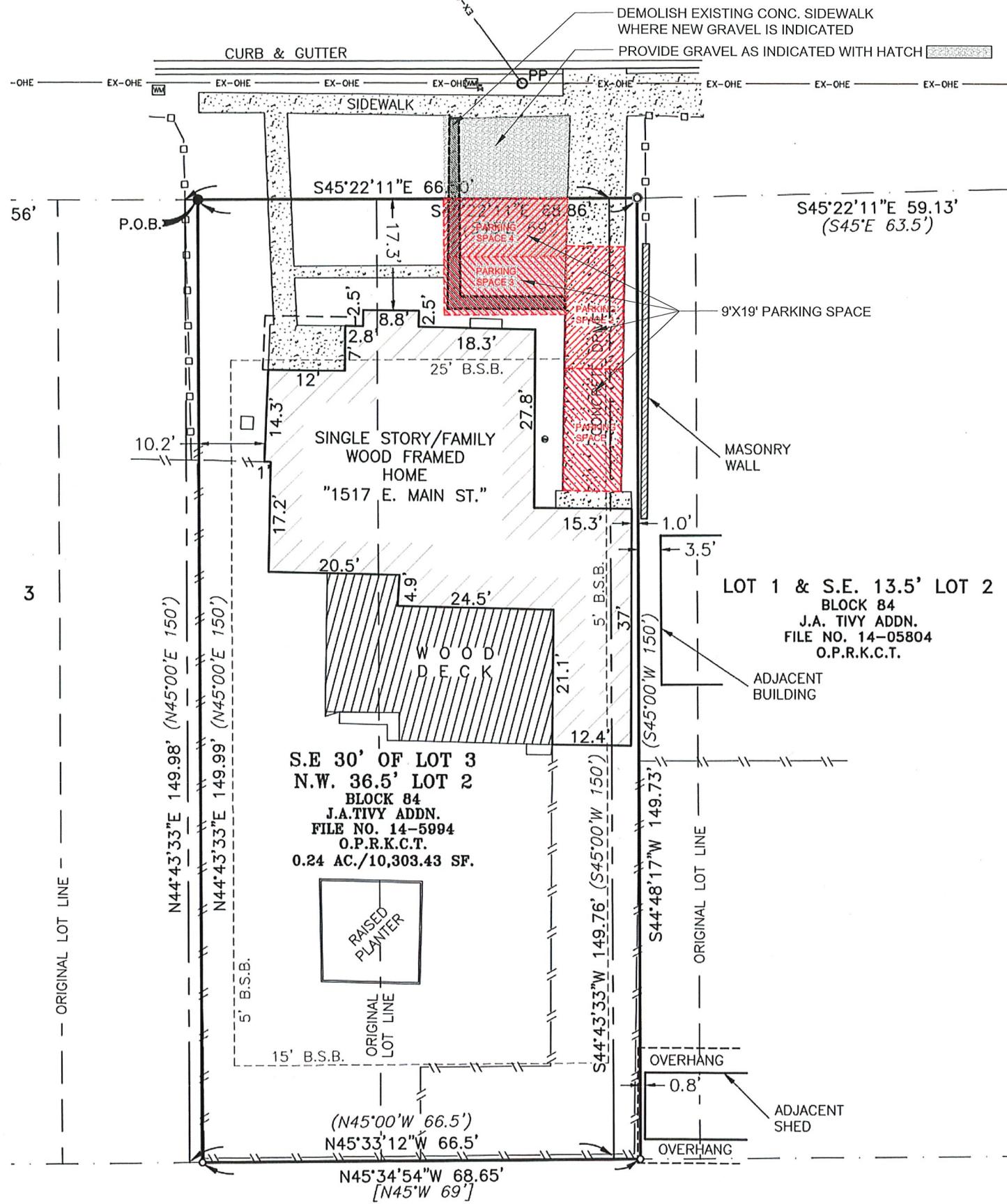


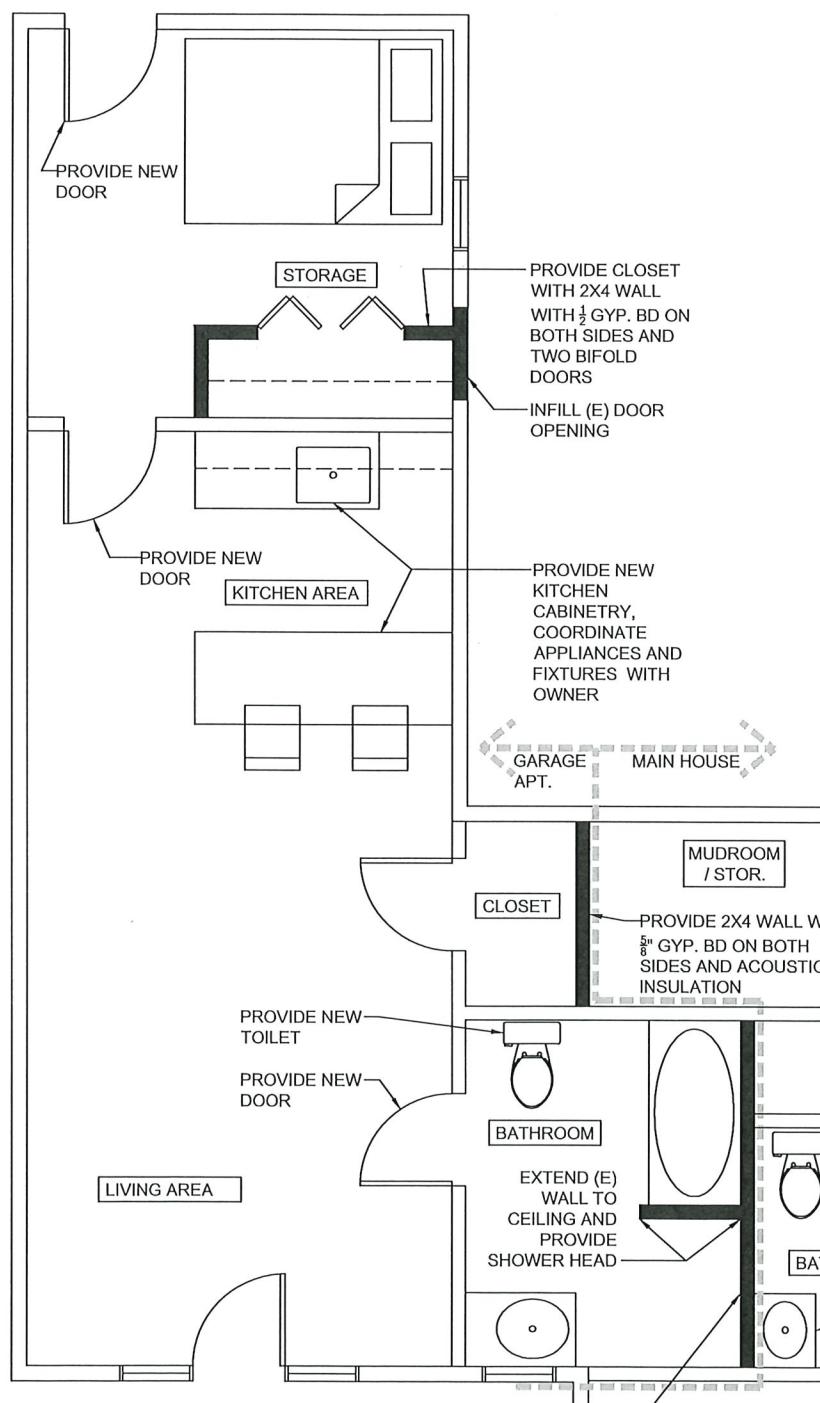
0 50 100 200

Scale In Feet

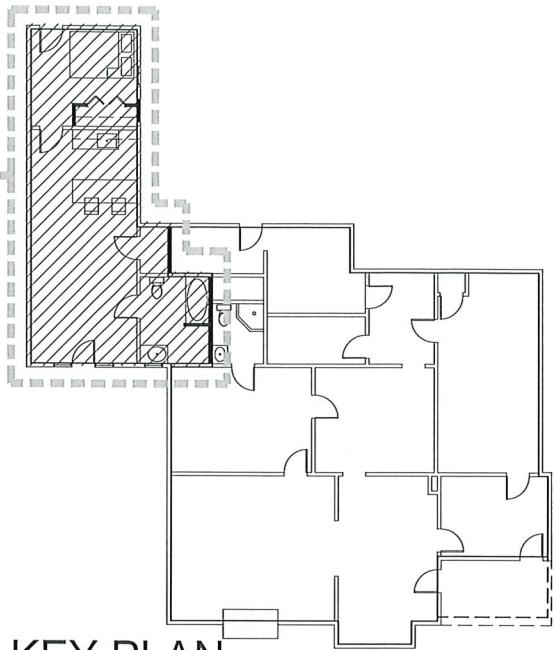
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

EAST MAIN STREET
80-FT WIDE R.O.W.
(PER PLAT)



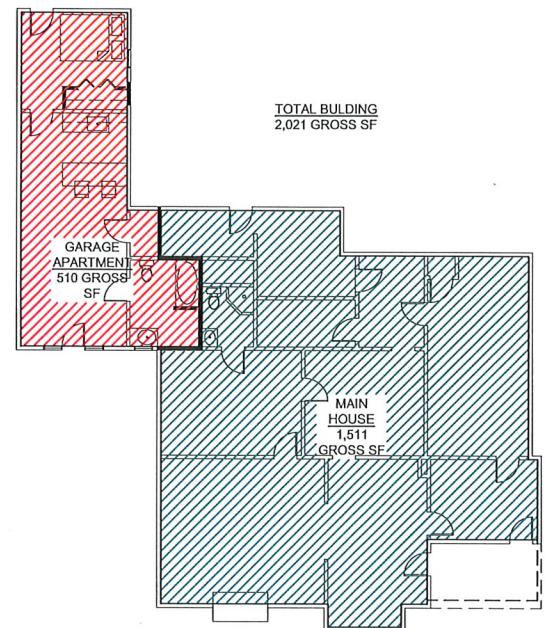


AREA OF WORK



KEY PLAN

SCALE: 1/16" = 1'-0"



SF CALCULATIONS

SCALE: 1/16" = 1'-0"



PROVIDE SINK VANITY, MIRROR, AND VANITY LIGHT.