

**CITY OF KERRVILLE, TEXAS**  
**RESOLUTION NO. 31-2021**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO  
AUTHORIZE RECREATIONAL VEHICLE OR TRAILER PARK  
ON PROPERTY CONSISTING OF LOT 2-R, BLOCK 1, FREEMAN  
FRITTS ADDITION, A SUBDIVISION WITHIN THE CITY OF  
KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY  
KNOWN AS 601 SPUR 100; SAID PROPERTY IS LOCATED  
WITHIN A RESIDENTIAL MIX (RM) ZONING DISTRICT; AND  
MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS  
AND RESTRICTIONS CONTAINED HEREIN**

**WHEREAS**, the owner of the property graphically depicted in the location map in **Exhibit A** (the “Property”), being attached hereto and made a part hereof for all purposes, is requesting approval of a Conditional Use Permit (CUP) to allow the Property located within a Residential Mix (RM) Zoning District to be used for a recreational or trailer park; and

**WHEREAS**, the City Planning and Zoning Commission and the City Council of the City of Kerrville, Texas, in compliance with state law and the Zoning Code of the City of Kerrville, Texas (Chapter 60, Code of Ordinances), and in particular, the approval of Conditional Use Permits, and the official zoning map; having given the requisite notices by United States mail, publication, and otherwise; and after holding due public hearings and affording a full and fair hearing to all property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, City Council, finds that the health, safety, and general welfare will be best served by the granting of a Conditional Use Permit, subject to the special conditions and restrictions set out hereinafter 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 below and located within a Residential Mix (RM) Zoning District, to be developed and used for a recreational vehicle or trailer park, as that term is defined in and pursuant to the City’s Zoning Code (Chapter 60, Article XI), and such use is subject to the provisions of this Resolution and other City ordinances and regulations:

**Legal Description:** Being Lot 2-R, Block 1, of the Freeman Fritts subdivision, a subdivision of record located within the City of Kerrville, Kerr County, Texas; said Property being depicted at **Exhibit A**, attached hereto and made a part hereof for all purposes.

**Address:** 601 Spur 100, Kerrville, TX 78028.

**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. Inspections:** The operator shall allow and comply with all applicable inspections, to include acquiring building permits from the City.
- C. Parking:** All parking requirements of the Zoning Code shall be met as development plans are finalized and must be approved prior to construction.
- D. Fencing:** fencing shall comply with the City's Zoning Code.
- 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 Conditional Use Permit granted herein is subject to termination 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 July, A.D., 2021.

  
Bill Blackburn, Mayor

APPROVED AS TO FORM:

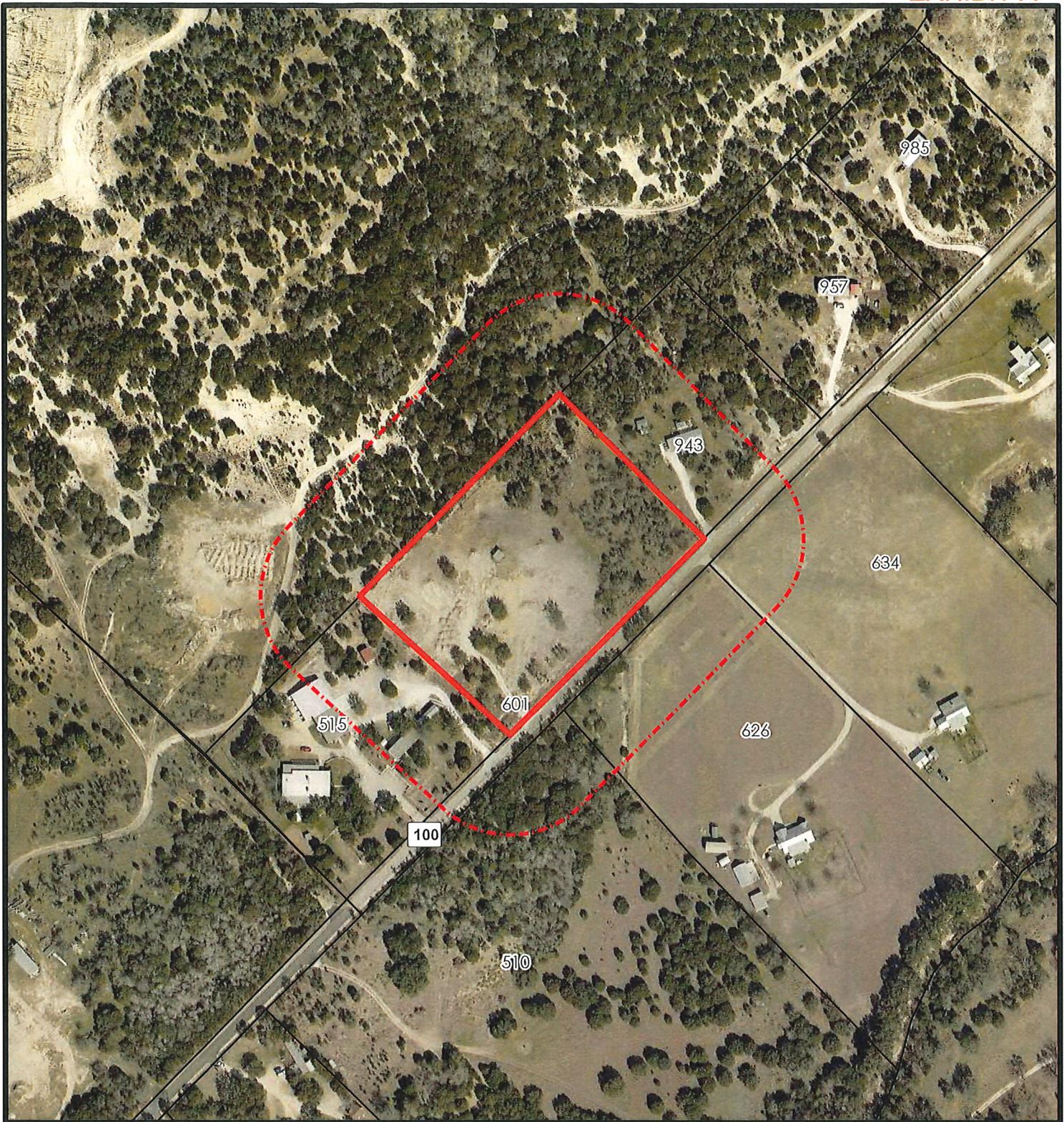


Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon, City Secretary



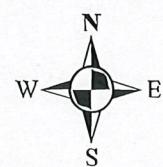
## Location Map

Case # PZ-2021-6

Location:  
601 Spur 100

### Legend

200' Notification Area  
Subject Properties



0 100 200 400

Scale In Feet



WELLBORN  
ENGINEERING &  
SURVEYING

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e-mail: [wellboreengineering.com](mailto:wellboreengineering.com)  
wellbore Registration No. F-7761  
Michael Wellbore, P.E.  
Licentee # 88685

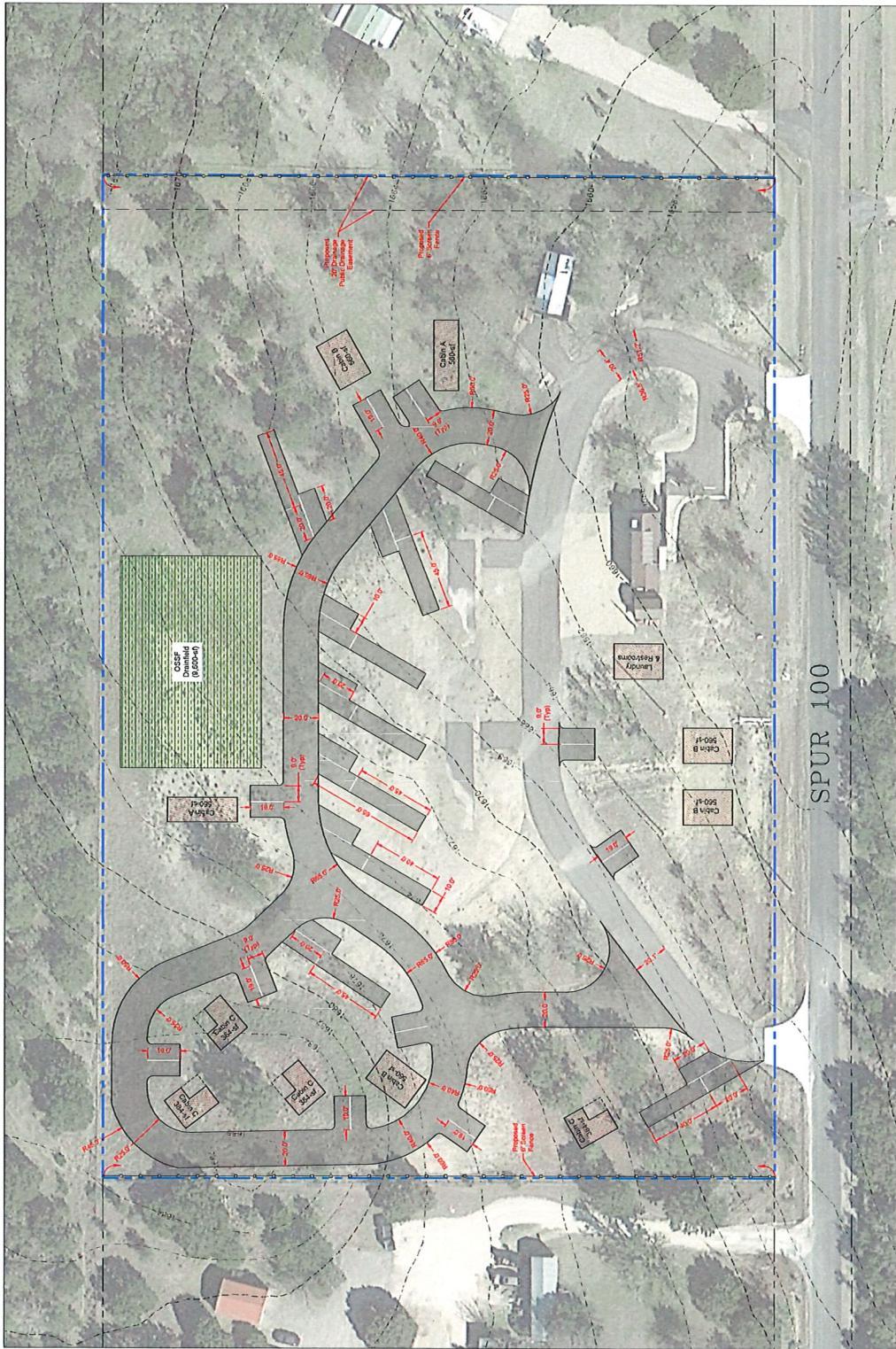
Diamond Spur  
Concept Plan  
for  
601 Spur 100 N  
Kerrville, Texas

Project No.	Section No.	Section Name	Project Dates	Project Description
WEI-200-003	WEI-200-003	WEI-200-003	04/19/2021	Project A
			04/19/2021	Project B
			04/19/2021	Project C
			04/19/2021	Project D
			04/19/2021	Project E
			04/19/2021	Project F
			04/19/2021	Project G
			04/19/2021	Project H
			04/19/2021	Project I
			04/19/2021	Project J
			04/19/2021	Project K
			04/19/2021	Project L
			04/19/2021	Project M
			04/19/2021	Project N
			04/19/2021	Project O
			04/19/2021	Project P
			04/19/2021	Project Q
			04/19/2021	Project R
			04/19/2021	Project S
			04/19/2021	Project T
			04/19/2021	Project U
			04/19/2021	Project V
			04/19/2021	Project W
			04/19/2021	Project X
			04/19/2021	Project Y
			04/19/2021	Project Z

## LEGEND

- PROPERTY BOUNDARY LINES
- PLATTED LOT LINES
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED 6' SCREEN FENCE

SPUR 100



The features shown on this plan/exhibit/drawing were created from aerial photography, LiDAR data from NRIS, and/or OS data. The existing contours, including boundary lines, were not surveyed and are not intended to be used for survey purposes. The dimensions, locations, elevations, and quantities identified on this sheet are only approximate and may not be suitable for legal, engineering, or survey purposes.

EXHIBIT B