

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 02-2022**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO
AUTHORIZE A SHORT-TERM RENTAL UNIT ON THE
PROPERTY CONSISTING OF TWO TRACTS OF LAND,
COMPRISING APPROXIMATELY 1.587 ACRES, BEING PART
OF SURVEY NO. 123, ABSTRACT NO. 225; AND MORE
COMMONLY KNOWN AS 1796 ARCADIA LOOP; SAID
PROPERTY IS LOCATED WITHIN A MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT (R-2); AND MAKING SAID
PERMIT SUBJECT TO CONDITIONS AND RESTRICTIONS**

WHEREAS, the owner of the property known as 1796 Arcadia Loop and depicted on the location map and site plan found 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 short-term rental unit on the Property, which is located within a Medium Density Residential Zoning District (R-2); 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 a 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 property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, has recommended that City Council grant the CUP applied for and referenced herein, subject to the special conditions and restrictions set out hereinafter and applied to 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 on January 11, 2022, 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 a Medium Density Residential Zoning District (R-2), to be developed and used for a Short-Term Rental Unit (“STRU”) 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: consisting of two tracts of land and part of Survey No. 123, Abstract No. 225, and being

depicted on the location map and survey plat found at **Exhibit A**.

General Description: 1796 Arcadia Loop, 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. **Guest Notification:** The owner or operator of the Property shall post a “guest notification” in a conspicuous place within the rental unit on the Property, said notification attached as **Exhibit B**.
- B. **Occupancy Taxes:** The owner or operator of the Property shall comply with the City’s occupancy tax requirements as found within Ch. 94, Division III, of the City’s Code of Ordinances.
- C. **Sign:** The Property may not use more than one non-illuminated, on-site sign, in conjunction with the STRU. The sign may either be: (i) flush-mounted to one of the residential structures and may not exceed one-square foot in size; or, (ii) freestanding and placed in the front yard but no closer than 20 feet to any property line and may not exceed six square feet in size and three feet in height. Any such sign shall comply with the City’s Sign Code.
- D. **Parking:** The Property must include at a minimum, one (1) off-street parking space per bedroom, plus an additional space for the manager, if living off-site.
- E. **Maximum Occupancy:** The Property is subject to a maximum occupancy of ten (10) guests, which may be lower per rules set by the owner or operator.
- F. **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 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.

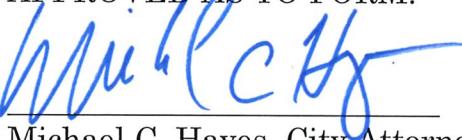
SECTION SIX. This Resolution is effective upon adoption.

PASSED AND APPROVED ON this the 11 day of January, A.D., 2022.



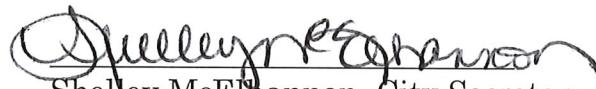
Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:



Shelley McElhannon, City Secretary

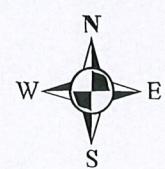


Location Map

Case # PZ-2021-25

Location:
1796 Arcadia Loop

Legend
200' Notification Area
Subject Properties



0 75 150 300

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.

SURVEY PLAT

TRACT 1: 0.512 ACRES
TRACT 2: 1.075 ACRES

FLORENTINE LARA
SUR. NO. 123, ABST. NO. 225
KERR COUNTY, TEXAS

MANSFIELD SURVEYING
P.O. BOX 3111
BANDERA, TX 78003
830-688-2786

NOTES:
 All bearings are from GPS observations based
 on Texas State Plane Coordinate System,
 South Central Zone, NAD 83.

Properties are subject to the 100-year flood
 plain (Zone AE) per FIRM Map No.
 48265C0460F dated 03/03/2011.

SURVEY PREPARED FOR:
 Fidelity Abstract & Title
 GF No. 210102F

Easements per Commitment:
 Vol. 58, Pg. 611, DR
 Vol. 58, Pg. 612, DR
 Vol. 5, Pg. 260, ER
 Vol. 10, Pg. 229, ER

Line Table		
Id	Bearing	Distance
L1	N 31°30'29" E	233.80'
L2	N 72°42'56" W	130.16'

LEGEND

- Iron rod (rnd)
- E — Power line
- OPR - Official Public Records
Kerr Co., TX
- DR - Deed Records
Kerr Co., TX
- ER - Easement Records
Kerr Co., TX
- RPR - Real Property Records
Kerr Co., TX

POINT OF BEGINNING: Tract 1
 W corner of a called 0.51 acre tract recorded
 in Doc. No. 11-002999, Official Public
 Records

ARCADIA LOOP

S 72°31'06" E
145.55'

POINT OF BEGINNING: Tract 2
 N corner of a called 1.07 acre tract recorded
 in Doc. No. 11-002999, Official Public
 Records

1.075 ACRES

2.89 Acres, OPR
Doc. No. 15-06646

1.40 Acres, RPR
Vol. 1347, Pg. 249

GUADALUPE RIVER

N 32°21'45" E
429.18'

S 32°19'52" W
319.00'

S 73°26'35" W
190.55'



Scale 1" = 80'

February 26, 2021

I hereby certify that this survey was made on the ground and that
 this plat correctly represents the facts found at the time of the survey,
 and that to the best of my knowledge there are no visible overlapping
 of improvements, visible easements of rights of way, boundary line conflicts,
 or encroachments except as shown hereon.

R

Bo Mansfield RPLS No. 6278 FIRM No. 10193736

1796 ARCADIA LOOP
KERRVILLE, TX 78028



SHORT TERM RENTAL CONDITIONAL USE PERMIT GUEST NOTIFICATION

CUP Resolution Number 02-2022

This short term rental has been permitted by the City of Kerrville as a conditional use under the above referenced resolution within a residential neighborhood and requires all guests to be aware of the following:

Because this short term rental is located within a residential neighborhood, proper etiquette should be observed at all times. The conditional use permit was issued in an effort **“to preserve the health, safety, and general welfare of adjacent property and its occupants and to protect such property and occupants from excessive noise, vibration, dust, dirt smoke, fumes, gas, odor, traffic, explosion, glare, surface water drainage, offensive view, or other undesirable hazardous conditions....”**

As a guest, please be aware of the proximity of your neighbors and be respectful of their right to privacy, a quiet environment, and unobstructed access to their property. Loud music, loud parties and excessive noise should be avoided. Parking should be limited to onsite parking spaces provided by short term rental management. Place trash and recycling in the appropriate containers.

As per the Conditional Use Permit, the **maximum occupancy is ten (10) guests**. The Short Term Rental owner may have other occupancy restrictions for fewer guests, however, in no case shall guest occupancy exceed ten (10) guests.

If you should have any questions regarding this notification, please contact the short term rental management.

Thank you!

This Guest Notification should be posted by short term rental management in a location clearly visible by all guests and provided with check-in information. Posting of duplicate copies of this Guest Notification within each guest room is highly encouraged to clearly communicate the importance of proper etiquette within a residential neighborhood. Thank you!