

**CITY OF KERRVILLE, TEXAS  
RESOLUTION NO. 39-2023**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE A BUILDING CONTRACTOR, GENERAL ON PROPERTY GENERALLY LOCATED ADJACENT TO AND EAST OF THE INTERSECTION OF WOODLAWN AVE. AND LOIS ST.; CONSISTING OF LOTS 1-3, BLOCK 25, WESTLAND ADDITION; AND MORE COMMONLY KNOWN AS 518 AND 520 LOIS ST.; SAID PROPERTY IS LOCATED WITHIN A SINGLE-FAMILY RESIDENTIAL WITH ACCESSORY DWELLING UNIT ZONING DISTRICT (R-1A); AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS**

**WHEREAS**, the owner of the property depicted in the location map and site plan 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 Single-family Residential with Accessory Dwelling Unit Zoning District (R-1A) to be used for a building contractor, general; and

**WHEREAS**, a building contractor, general requires the granting of a CUP where such use is proposed within a Single-family Residential with Accessory Dwelling Unit Zoning District (R-1A); 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 December 12, 2023, 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 Single-family Residential with Accessory

Dwelling Unit Zoning District (R-1A), to be developed and used for a building contractor, general, as that term is defined within the Zoning Code, and such use is subject to the provisions of this Resolution and other City ordinances and regulations:

**Legal Description:** Being property situated within the City of Kerrville, Kerr County, Texas, and consisting of Lots 1-3, Block 25, Westland Addition; and being depicted on the location map and site plan at **Exhibit A**.

**Address:** 518 and 520 Lois, 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 A**.

**B. Parking:** The Property shall comply with the standards found within Article XII of the Zoning Code, as applicable to building contractor (all types), which includes providing off-street parking.

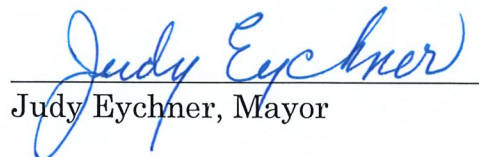
**SECTION THREE.** This Resolution and CUP granted herein is subject to termination in accordance with the Zoning Code.

**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.

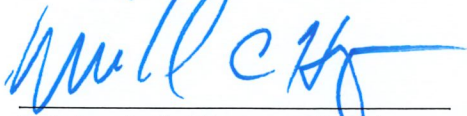
**SECTION SIX.** This Resolution is effective upon adoption.

**PASSED AND APPROVED ON this the** 12 **day of** DECEMBER, A.D., 2023.

  
Judy Eychner, Mayor




APPROVED AS TO FORM:

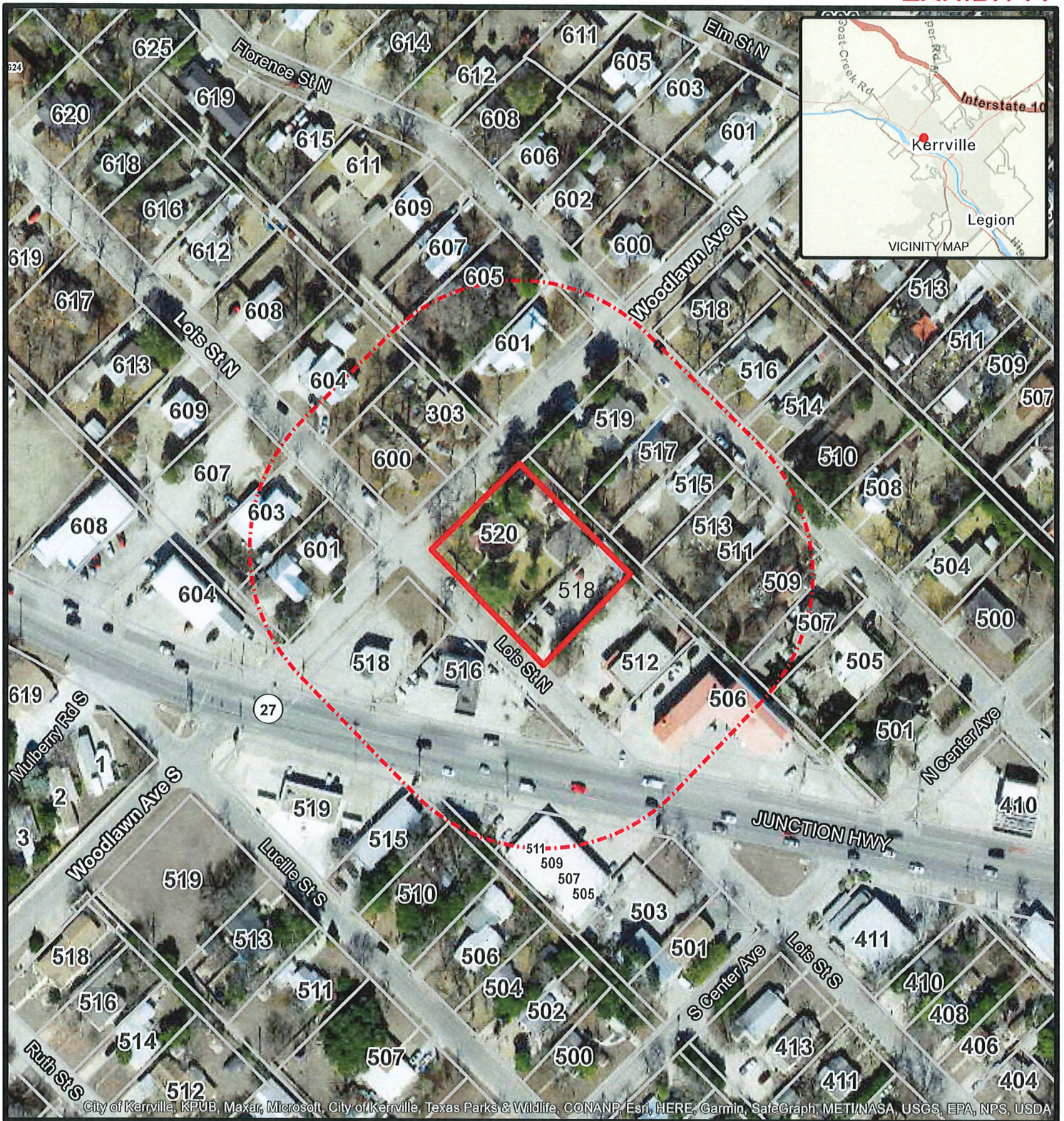


Michael C. Hayes, City Attorney

ATTEST:

  
Shelley McElhannon, City Secretary





## Location Map

Case # PZ-2023-10 and PZ-2023-11

### Location:

518 and 520 Lois Street

### Legend

- ▬ Subject Properties
- - - 200 Feet Notification Area



0 50 100 200

Scale In Feet

09/14/2023



LOIS STREET

SHEET:	SCALE: 3/16" = 1'	DATE: 7/20/2023	DRAWINGS PROVIDED BY: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">Hager Custom Homes</div>	<div style="border: 1px solid black; padding: 5px; margin-top: 5px;">520 LOIS ST. WAREHOUSE WESTLAND BLK 25 LOT 3</div>	<div style="border: 1px solid black; padding: 5px; margin-top: 5px; text-align: center;">PLOT PLAN</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISION TABLE</th> </tr> <tr> <th style="text-align: center;">NUMBER</th> <th style="text-align: center;">DATE</th> <th style="text-align: center;">REVISED BY</th> <th style="text-align: center;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE				NUMBER	DATE	REVISED BY	DESCRIPTION																	
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