



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, Thursday, May 6, 2021 at 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. MINUTES

1A. Approval of the minutes from April 1, 2021

2. CONSIDERATION & FINAL ACTION

2A. Riverside Healthcare Preliminary Plat, 1555 Bandera Highway (Case 2021-020)

2B. Ridgeland Subdivision Final Plat, Loop 534 (Case 2021-026)

2C. 5D Steakhouse Final Plat, 2132 Sidney Baker Street (Case 2021-027)

2D. Alternate Screening Request, 318 Leslie Drive (Case 2021-024)

3. PUBLIC HEARING, CONSIDERATION & ACTION

3A. Zoning Change and Conditional Use Permit, 601 Spur 100 (Case PZ-2021-6)

3B. Annexation and Zoning Change, Comanche Trace (Case PZ-2021-7)

3C. Conditional Use Permit for a Short Term Rental, 222 Rawson Street (Case PZ-2021-8)

4. STAFF REPORT

5. EXECUTIVE SESSION

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6. ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: 5/1/2021 at 8:00 a.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kesha Franchina

Kesha Franchina, Deputy City Secretary, City of Kerrville, Texas

Agenda Bill

Meeting Minutes

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 1A, Minutes of April 1, 2021 Commission Meeting
Action: Approve or Approve with Specific Changes
Representative: Staff

CITY OF KERRVILLE, TEXAS
PLANNING AND ZONING COMMISSION

April 1, 2021

Members Present:

Michael Sigerman, Chair
David Jones, Vice-Chair
Shane Bourgeois, Commissioner
David Lipscomb, Commissioner
Hunter Patterson, Commissioner
Cliff Tuttle, Commissioner

Members Absent:

Tricia Byrom, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Steve Melander, Planner
Mike Hayes, City Attorney
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On April 1, 2021, Cmr. Sigerman called the Kerrville Planning and Zoning Commission regular meeting to order at 4:31 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. MINUTES:

1A. Approval of minutes for the March 4, 2021 meeting.

Cmr. Lipscomb moved to approve the minutes as amended; motion was seconded by Cmr. Tuttle and approved 6-0.

2. CONSIDERATION & FINAL ACTION

2A. Meeker Road Preliminary Plat (Case 2021- 010)

Mr. Paxton presented the finding of facts.

Mr. Travis Page, contractor, and Mr. Joe Byers, Managing Partner for TJ Page Development, LLC were present to answer questions.

Mr. Jones moved to approve the preliminary plat with conditions as presented by staff. Motion was seconded by Mr. Lipscomb and passed 6-0.

2B. Ridgeland Subdivision Preliminary Plat – Loop 534 (Case 2021-013)

Mr. Paxton presented the finding of facts.

Mr. Travis Elsa and Mr. Sala Ranjbar, both with KFW Engineering and Surveying, were present via Zoom to answer questions.

Mr. Bourgeois moved to approve the Ridgeland Subdivision with conditions as presented by staff. Motion was seconded by Mr. Tuttle and passed 6-0.

3. PUBLIC HEARING, CONSIDERATION AND ACTION

3A. 1555 Bandera Highway – Zoning Change from AG to R-3 (Case PZ-2021-5)

Mr. Paxton presented the finding of facts.

Mr. Sigerman opened the public hearing at 4:51 p.m. Hearing no one speak, Mr. Sigerman closed the public hearing at 4:52 p.m.

Mr. Jeff Tondre with Vickrey and Associates was present to answer questions. Mr. David Frick, developer, was also present to answer questions.

Mr. Jones moved to recommend approval for a zoning change from AG to R-3. Motion was seconded by Mr. Patterson and passed 6-0.

4. STAFF REPORT:

Mr. Paxton presented the staff report. Code Review Committee met March 31st and discussed more policy decisions regarding private streets, sidewalks, and traffic impact analysis. The next step will be to work with the city attorney to combine chapters together and get a final draft to the Code Review Committee by mid-April. Code Review Committee will meet again mid-May for one final review and then present to Planning and Zoning Commission in June. Before it goes to the Commission, it will go out to a third party attorney for review.

The next meeting will be May 6, 2021.

5. EXECUTIVE SESSION

No executive session was taken.

6. ADJOURNMENT

The meeting was adjourned at 4:59 p.m.

APPROVED: _____

Michael Sigerman, Chair

Dorothy Miller, Recording Secretary

Date Minutes Approved

Agenda Bill

Case No. 2021-020

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 2A, Riverside Healthcare Preliminary Plat
Action: Approve the Preliminary Plat
Representative: Jeff Tondre – Vickrey & Associates

Proposal

Consideration and final action concerning a Preliminary Plat for the Riverside Healthcare Subdivision on approximately 7.158 acres out of the William C. Francis Survey No. 146, Abstract No. 137, City of Kerrville, Kerr County, Texas; and generally located 1555 Bandera Hwy.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property is located within an Entertainment / Mixed Use (EMU) district of the Kerrville 2050 Comprehensive Plan. The primary land uses for EMU are retail, commercial, office, hotel, entertainment and services. Secondary uses are condominiums, apartments, work force housing, civic and institutional. The property was recently rezoned from AG Agricultural district to R-3 Multifamily Residential district (Case PZ-2021-5) to be consistent with surrounding uses and secondary uses as defined in K2050. As such, the current platting request is also consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on Bandera Highway, a primary arterial.

Traffic Impact:

Traffic impact will be evaluated during project design phase. Coordination with TxDOT is currently underway for safe ingress and egress.

Parking:

All parking requirements of the zoning code shall be met as development plans are finalized and will be approved prior to construction.

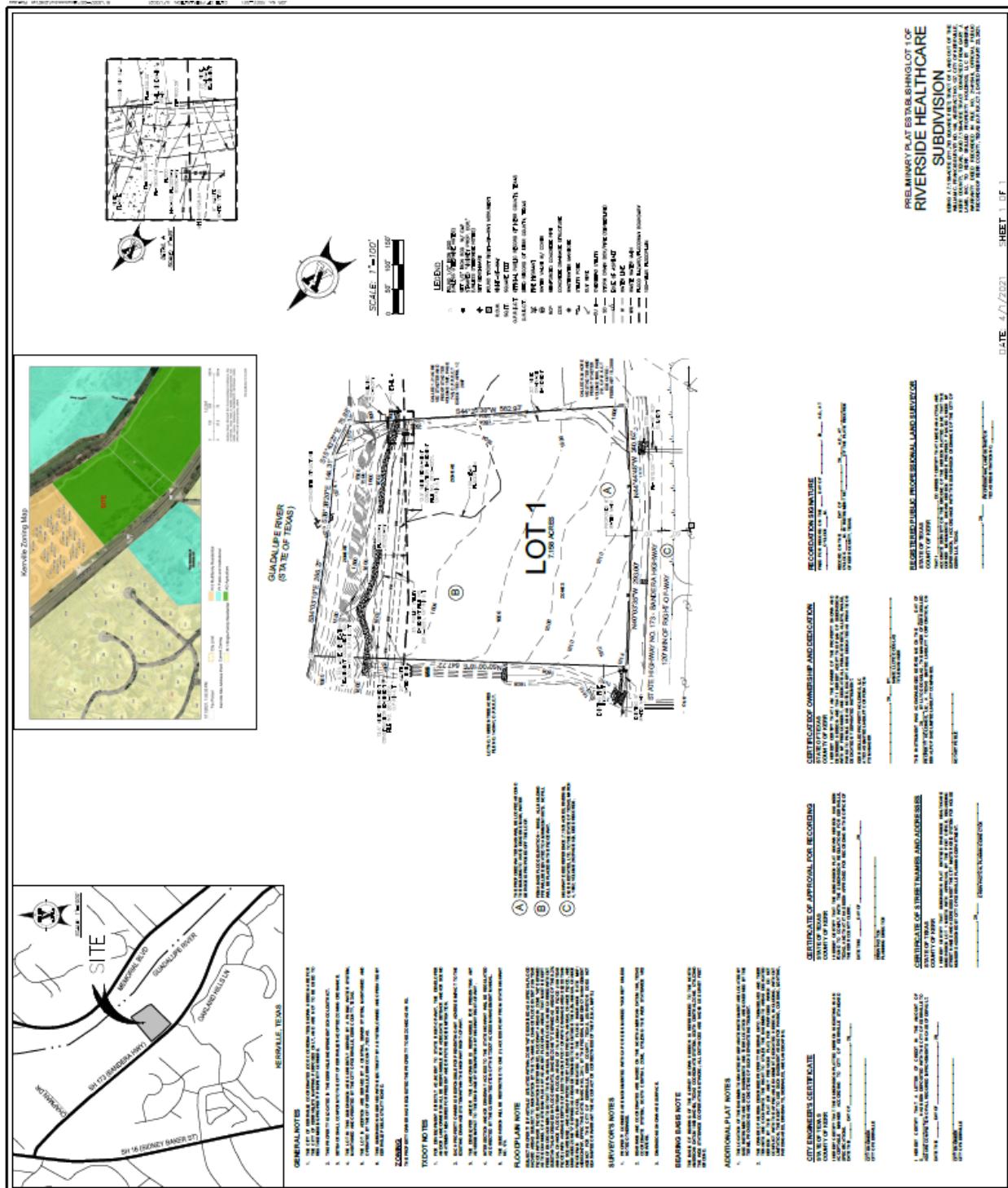
Recommendation:

The Preliminary Plat is consistent with Zoning Code and the Subdivision Ordinance. Staff recommends approval of the Preliminary Plat.

Attachments:

Proposed Preliminary Plat

Proposed Preliminary Plat



Agenda Bill

Case No. 2021-026

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 2B, Ridgeland Subdivision Final Plat
Action: Recommend Approval of Final Plat with Conditions
Representative: Salar Ranjbar – KFW Engineers & Surveying

Proposal

Consideration and final action concerning a Final Plat for the Ridgeland Subdivision, a 33.81 acre tract of land situated in the Samuel Wallace Survey No. 113, Abstract No. 347, and as conveyed to City of Kerrville and recorded in Volume 1077, Page 351, official public records of Kerr County, Texas.

This is a proposed 134 lot residential subdivision designed to meet a more affordable housing price point than is currently available on the market. This project is in direct response to the objectives of the Kerrville 2050 Comprehensive Plan.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Strategic Catalyst Area 8 (SCA 8). Allowable place types within SCA 8 include Neighborhood Residential, Preservation Residential and Transitional Residential. The proposed development is consistent with the Preservation Residential place type and is therefore consistent with the K2050 Comprehensive Plan.

Thoroughfare Plan: The proposed subdivision is located adjacent to a Primary Arterial (Loop 534) and a recently completed Collector (Olympic Drive).

Traffic Impact: There should be limited impact with this subdivision since it is adjacent to a primary arterial and collector, major roadways designed to handle traffic volume.

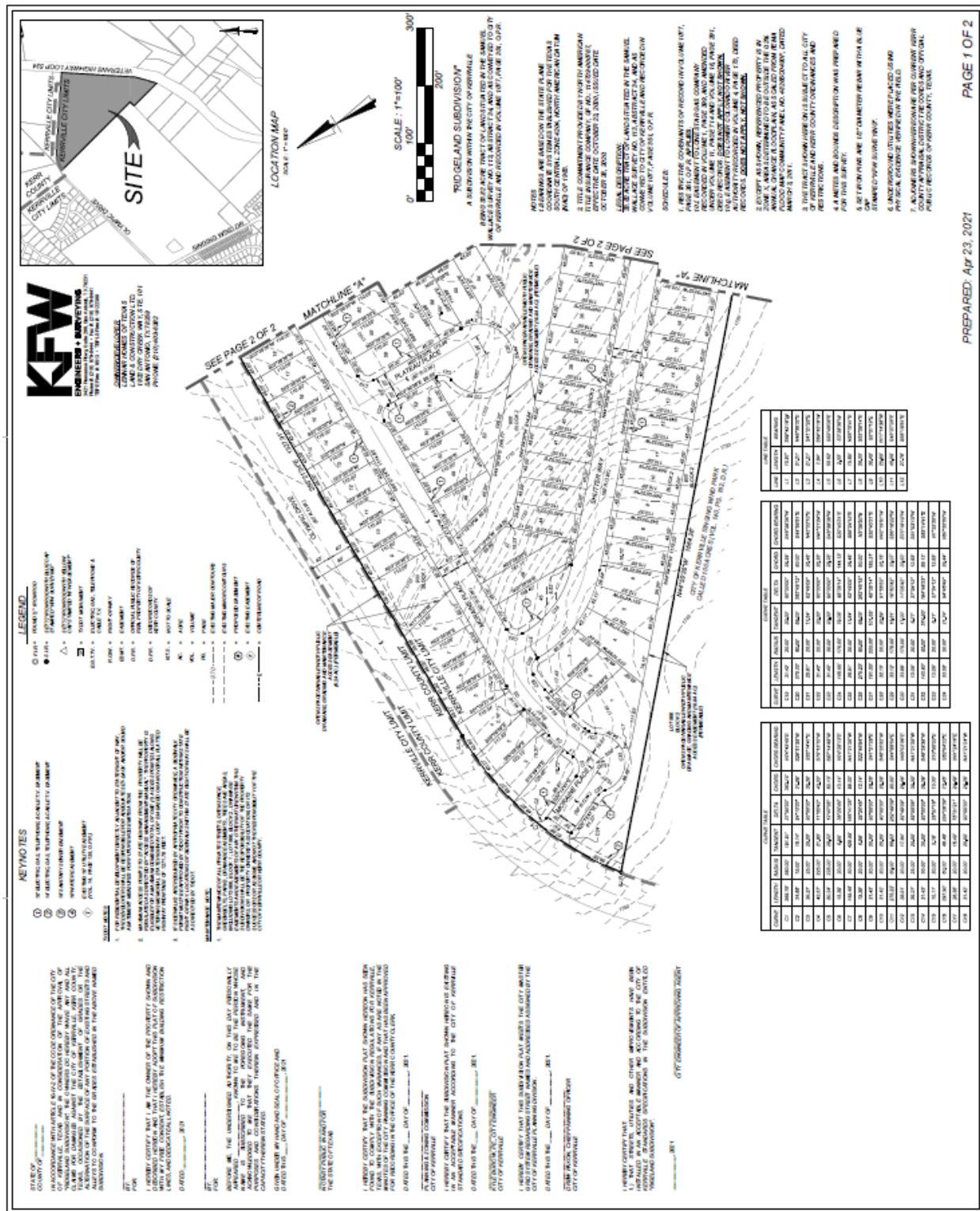
Parking: To be determined and required per the zoning code.

Recommendation: The Final Plat is generally consistent with Zoning Code and the Subdivision Ordinance. Staff recommends approval of the Final Plat with Conditions of Approval (attached).

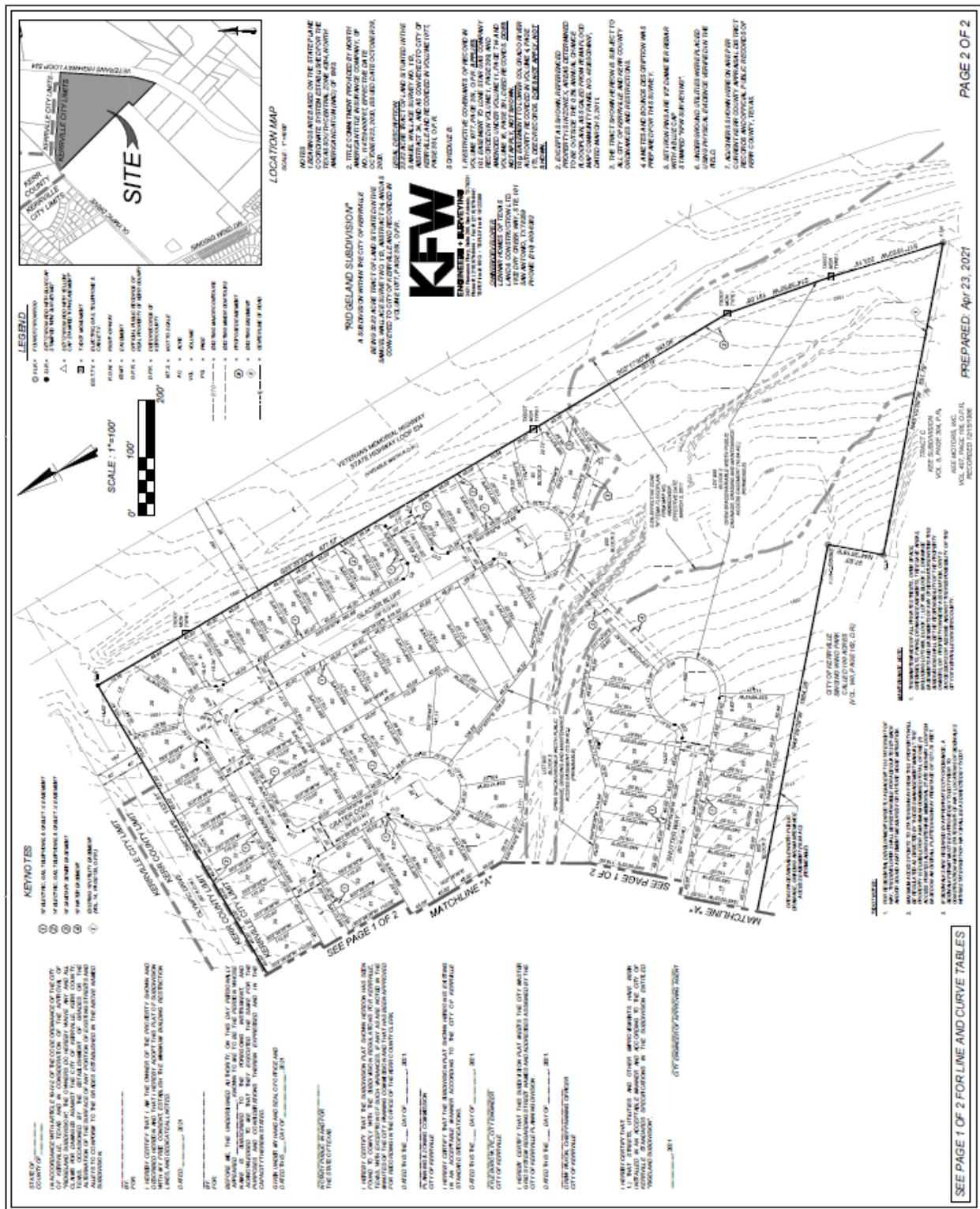
Attachments:

Proposed Final Plat
Conditions of Approval

Proposed Final Plat – Page 1 of 2



Proposed Final Plat – Page 2 of 2



Conditions of Approval

The following Conditions of Approval shall be address by applicant and confirmed by City staff prior to plat signatures and plat recordation:

1. Provide financial guarantee for public improvements if final plat will be recorded prior to installation and approval of public improvements; provide financial guarantee signature block on final plat, if applicable.
2. Provide a copy of the site Flood Study for review by City Engineer.
3. Resolve stormwater detention design and floodplain designations based on findings of the Flood Study.
4. Confirm all required easements with City staff and utilities serving the development. Clearly note easements on the final plat.
5. Provide language on the plat stating that "Park fees shall be paid at building permit in-lieu of parkland dedication per City Ordinance."
6. Final plat shall be signed and sealed.

Agenda Bill

Case No. 2021-027

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 2C, 5D Steakhouse Preliminary & Final Plat
Action: Recommend Approval of Preliminary & Final Plat with Conditions of Approval
Representative: Donald Oroian – ADA Consulting Group

Proposal

Consideration and final action concerning a Preliminary and Final Plat for the 5D Steakhouse, a 2.21 acre tract of land situated in the City of Kerrville, Kerr County, Texas out of the Patrick Fleming Survey No. 666, Abstract No. 145; and more commonly known as 2132 Sidney Baker Street.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Strategic Catalyst Area 6 (SCA 6). Allowable place types within SCA 6 includes Regional Commercial, especially near interstate exit ramps, where businesses are intended to provide both regional and community based services. The proposed development is consistent with the intent of Regional Commercial within SCA 6 and is therefore consistent with the K2050 Comprehensive Plan.

Thoroughfare Plan: The proposed development is located on Sidney Baker Street (SH 16), a primary arterial.

Traffic Impact: There should be limited traffic impact with this development since it is located along a primary arterial, a major roadway designed to handle traffic volume. An existing center turn lane will also provide accommodation for safe ingress and egress.

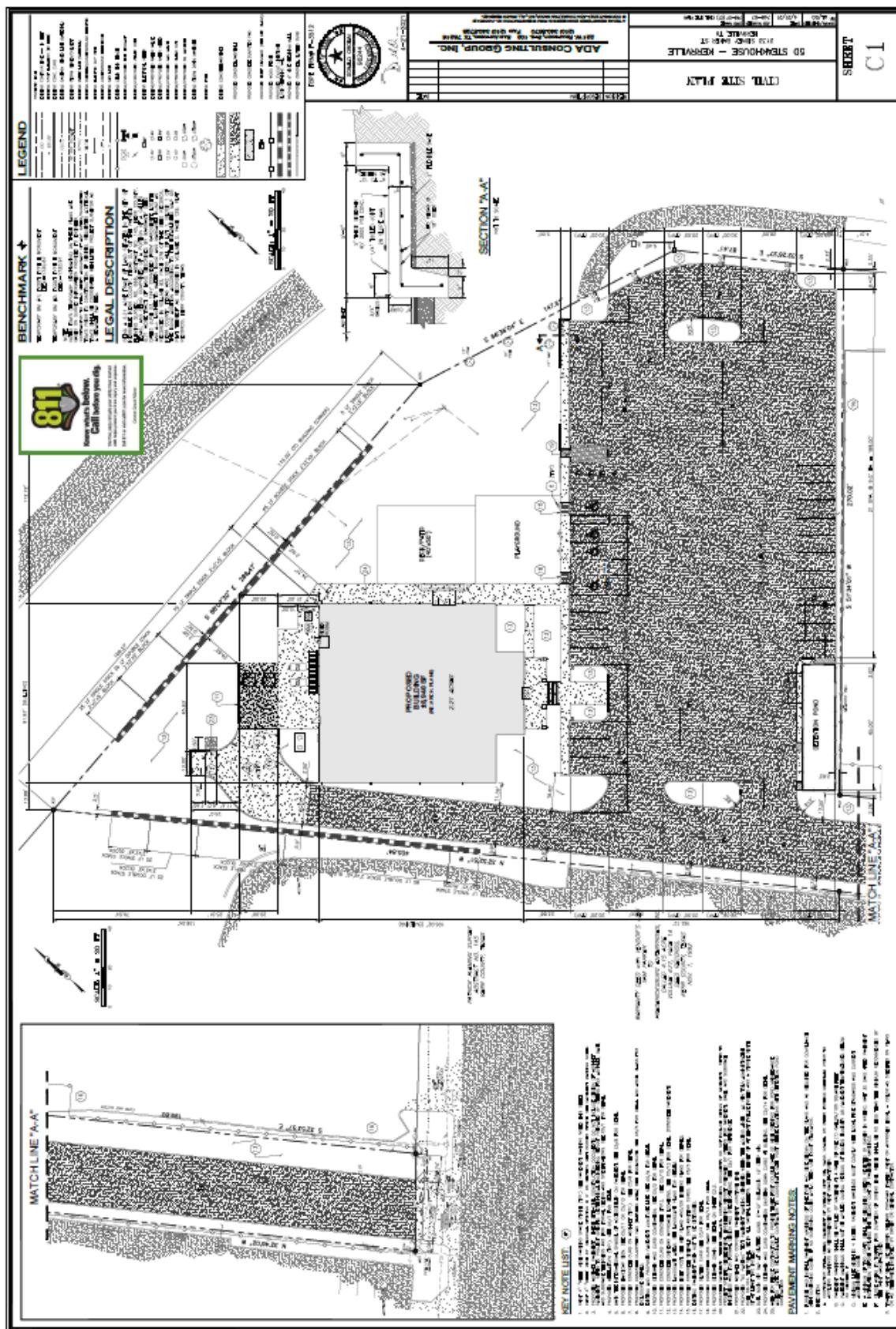
Parking: To be determined and required per the zoning code.

Recommendation: The Preliminary & Final Plat is generally consistent with Zoning Code and the Subdivision Ordinance. Staff recommends approval of the Preliminary & Final Plat with Conditions of Approval (attached).

Attachments:

Proposed Site Plan
Proposed Final Plat
Conditions of Approval

Proposed Site Plan



Proposed Preliminary & Final Plat

Conditions of Approval

The following Conditions of Approval shall be address by applicant and confirmed by City staff prior to plat signatures and plat recordation:

1. Provide financial guarantee for public improvements if final plat will be recorded prior to installation and approval of public improvements.

Agenda Bill

Case No. 2021-024

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 2D, Alternative Screening Request
Action: Approve, Disapprove, or Approve with Modifications
Representative: Paco MonDragon – Invermex LLC

Proposal

Consideration and action concerning a request for alternate screening in accordance with Section 60-51 (7), Alternate Screening Permitted, of the Kerrville Zoning Code on Kerrville Office Plaza Lot 1; and more commonly known as 318 Leslie Drive.

Applicant has submitted a letter of explaining the reason for their request, see attached Alternate Screening Request Letter.

Procedural Requirements

Courtesy notices were mailed on April 26, 2021 to the two adjacent property owners. No public notice was required. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis

Section 60-51 (7) of the zoning code states the following:

An applicant may make application to the planning and zoning commission to use alternate screening methods which may include use of existing natural terrain and/or landscaping or installation of new landscaping and terrain features. The commission may approve, disapprove, or approve with modifications, the proposal presented by the applicant. In the event of disapproval, the applicant may appeal to city council by requesting such appeal in writing not later than five days following the date of the action of the commission.

Adjacent Zoning and Land Uses:

Subject Property

Current Zoning: Planned Development District (PDD) 19-01
Existing Land Use: Office Space

Direction: North

Current Zoning: C-3 General Commercial
Existing Land Uses: Single Family Residence

Direction: **South, East**

Current Zoning: C-3 General Commercial

Existing Land Uses: Commercial Yard & Mini Storage

Direction: **West**

Current Zoning: R-M Residential Mix

Existing Land Uses: Vacant Land

Recommendation:

Due to the proposed development phasing and quantity of existing vegetation, staff recommends approval of the alternate screening request. If Phase 2 development requires removal of existing vegetation being used as alternate screening, applicant may need to provide more traditional screening as required by zoning code.

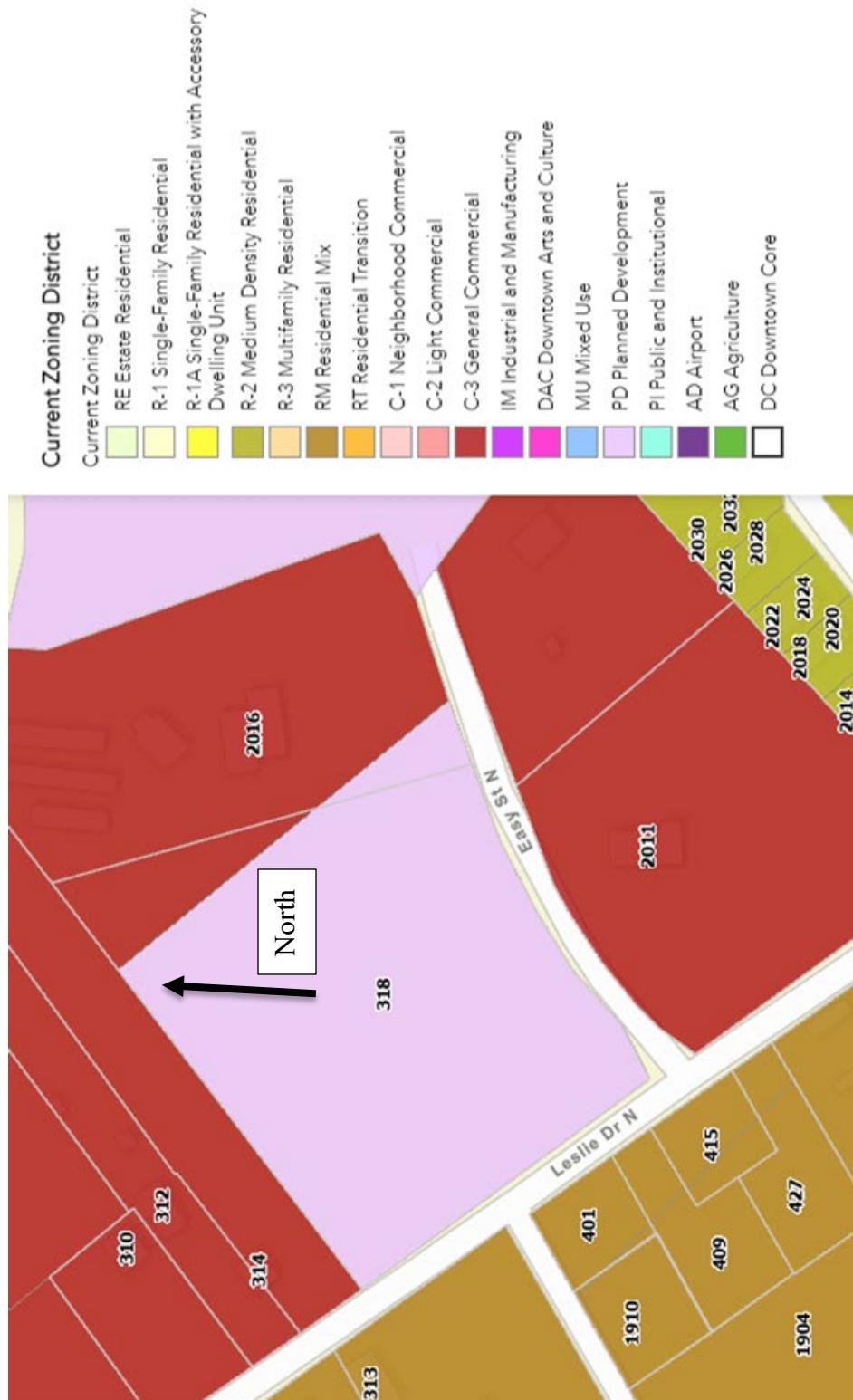
Attachments:

Current Zoning Map

PDD 19-01 Site Plan

Alternate Screening Request Letter

Current Zoning Map



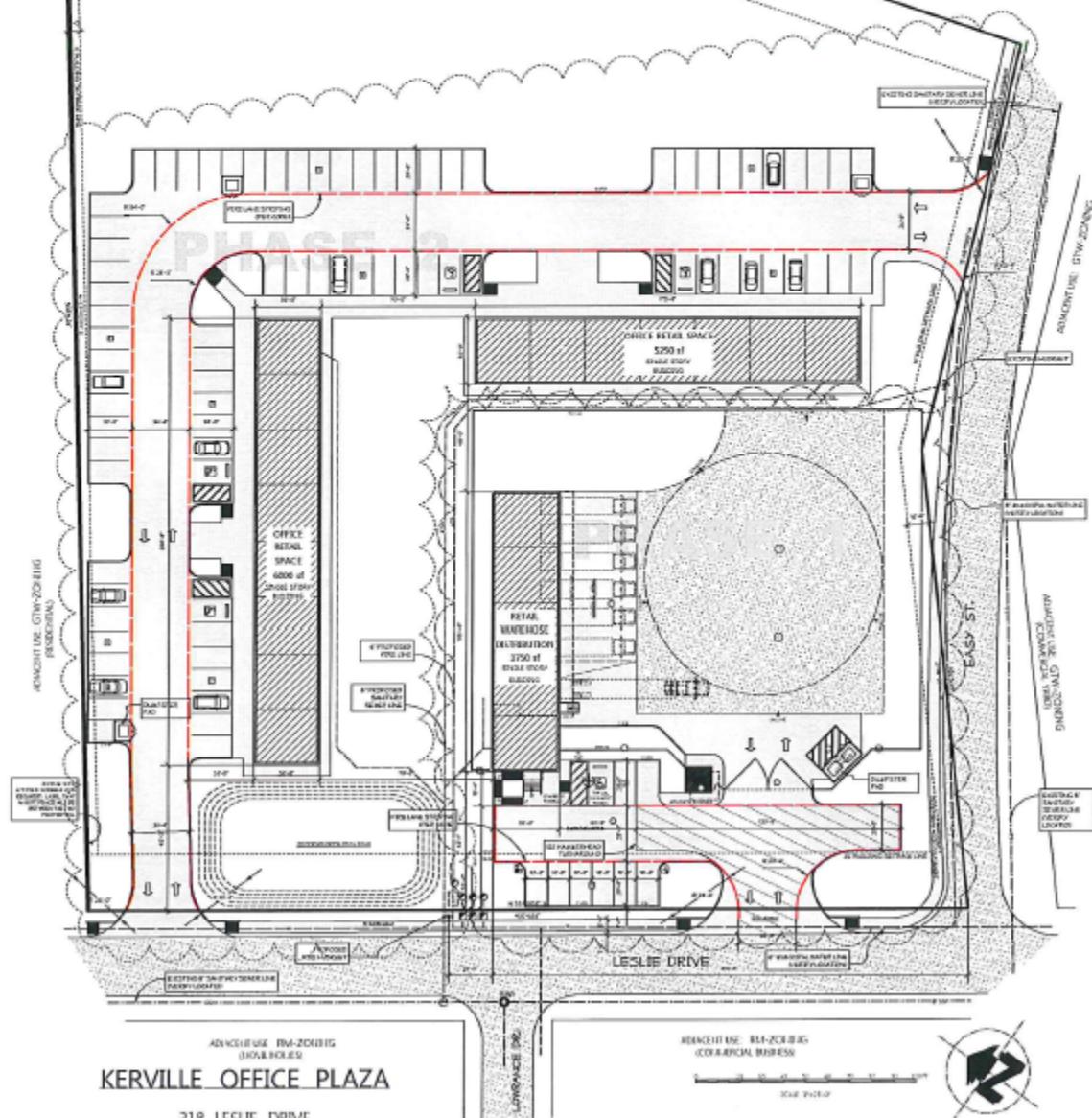
PDD 19-01 Site Plan

DEVELOPMENT SITE PLAN

Address: 318 Leslie Drive
Subdivision No.ABS A0145 Fleming Sur 666
KERRVILLE , TX.
4.27 ac



VICINITY MAP



Alternate Screening Request Letter

April 15, 2021

ATT: Planning and Zoning Commission.
RE: Alternate Screening

The request being presented is in reference to the property located at 318 Leslie Drive, Phase 1.

The property is being developed in two phases. Phase 1 is the building that has currently built at the corner of Leslie and Easy street, and Phase 2 will be a continuation of office spaces surrounding the property.

At the moment we are finishing the construction of Phase 1. In finishing the building we were advised of the perimeter screening that is required, in reviewing the boundary line of the property we realized the following:

1. There is an existing abundant native vegetation surrounding both sides of the property.
2. The trees and shrubs intertwine between the property line.
3. The existing mature trees are 15 to 25 feet in height.
4. The existing building is lower by 30 feet in elevation from the top property
5. The property to the left of the building on Leslie Dr is a rental home which has increased tree coverage due to the creek that naturally flows through the property.
6. The property that is behind the subject property is a 2.7-acre lot that has a residential home as well as mini storage units and serves as a business address.
7. Across the street there is a commercial yard with chain link fence and green mesh

I believe that the intent of the ordinance is to make sure that commercial activities are not in plain view of residential activities. I would request that we enhance the very nature of the hill country its vegetation and not simply cut all the vegetation that took 20 or more years to grow in lieu of a privacy fence which would never enhance the property as much as the existing trees.

I am attaching the appraisal district site map to show the comments above.

Thank you for your time

Paco MonDragon



Agenda Bill

Case No. PZ-2021-6

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 3A, Zoning Change and Conditional Use Permit
Suggested Action: Recommend Approval
Representative: Mike Wellborn – Wellborn Engineering

Proposal

Public hearing, consideration and action to recommend an ordinance changing the zoning from PI Public and Institutional District to RM Residential Mix District and a resolution to recommend a Conditional Use Permit for a Recreational Vehicle or Trailer Park on Freeman Fritts, Block 1, Lot 2-R, City of Kerrville, Kerr County, Texas; and more commonly known as 601 Spur 100.

Procedural Requirements

8 letters were mailed on 4/26/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 4/15/2021. At the time of drafting this Agenda Bill, no comments had been received.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property
Current Zoning: PI Public and Institutional
Existing Land Uses: Former location of VA Dogs

Direction: **North**
Current Zoning: PI Public and Institutional
Existing Land Uses: Kerrville Landfill

Direction: **South**
Current Zoning: N/A
Existing Land Uses: County

Direction: **West**
Current Zoning: C-2 Light Commercial
Existing Land Uses: Animal Shelter

Direction: **East**
Current Zoning: R-M Residential Mix
Existing Land Uses: Single Family Residence

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property is located within an Agriculture and Outdoor Tourism Entertainment (AOT) district of the Kerrville 2050 Comprehensive Plan. The primary land uses for AOT are agriculture, outdoor tourism such as camping, hunting and other nature-based recreational activities, and single-family homes. Because the request to change from PI Public and Institutional district to RM Residential Mix district and the type of development requested through the CUP, recreational vehicles and cabins, is associated with a more outdoor and rural use, the requested zoning change and CUP appear to be consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on Spur 100, a Primary Arterial.

Traffic Impact:

Traffic impact will be evaluated during project design phase.

Parking:

All parking requirements of the zoning code shall be met as development plans are finalized and will be approved prior to construction.

Case Summary:

Applicant is requesting a zoning change and Conditional Use Permit (CUP) to allow for the development of an RV park with cabins. This is the former location of VA Dogs and some of the existing infrastructure will be used to accommodate the new development.

Recommendation:

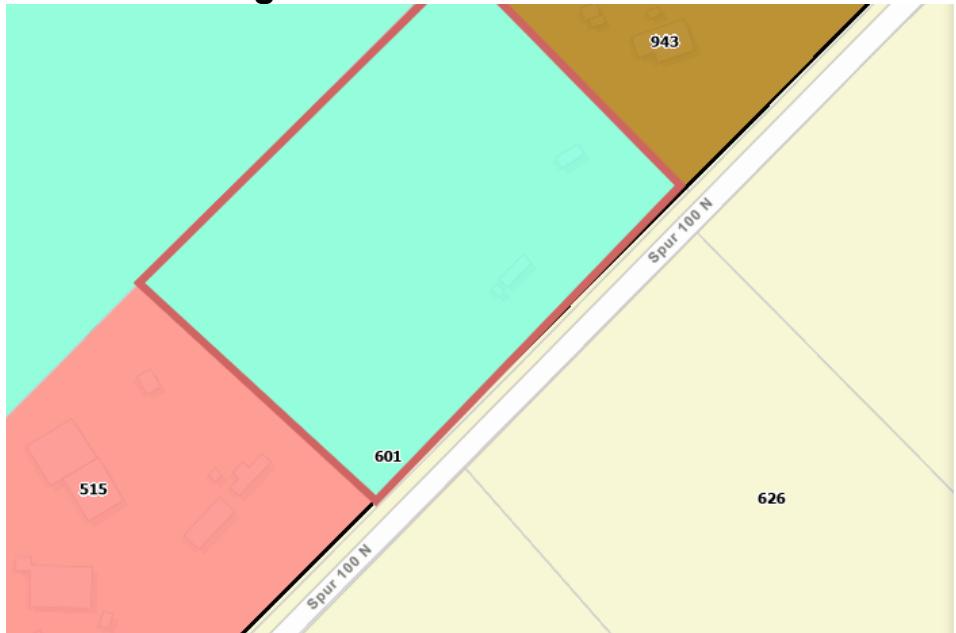
Because the requested zoning change and CUP are consistent with future K2050 Agriculture and Outdoor Tourism zoning, it seems reasonable to grant this zoning change and CUP request. Based on these circumstances staff recommends approval.

Attachments:

Location and Zoning Map
Concept Plan

Location and Zoning Map

Current Zoning



Current Zoning District

- RE Estate Residential
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential
- RM Residential Mix
- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- IM Industrial and Manufacturing
- DAC Downtown Arts and Culture
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AD Airport
- AG Agriculture

Future Zoning (K2050)



Current Future Land Use

- Strategic Catalyst Area
- Park and Open Space
- Public Use
- Agriculture and Outdoor Tourism
- Rural Living
- Estate Residential
- Neighborhood Residential
- Preservation Residential
- Transitional Residential
- Downtown
- Community Commercial
- Regional Commercial
- Entertainment/Mixed Use
- Professional Services
- Heavy Commercial/Light Industrial

Concept Plan



Agenda Bill

Case No. PZ-2021-7

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 3B, Annexation & Zoning
Action: Recommend Approval
Representative: Ken Kolacny – Matkin-Hoover Engineering & Surveying

Proposal

Public hearing consideration and action to recommend an ordinance for annexation and a zoning change to R-2 Medium Density Residential District on approximately 152 acres located within Wilson Watt Survey No. 65, Abstract No. 364, Kerr County, Texas; and generally located within the Comanche Trace development.

Procedural Requirements

59 letters were mailed 4/26/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 4/15/2021. At the time of drafting this Agenda Bill, no written comments had been received.

Staff Analysis and Recommendation

This is a continuation of the existing Comanche Trace development.

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated as Strategic Catalyst Area 10 (SCA 10) and Preservation Residential. Allowable place types within both SCA 10 and Preservation residential support rural residential, consistent with what the Comanche Trace development already provides. The annexation and requested R-2 Medium Density Residential are consistent with the Kerrville 2050 Comprehensive Plan.

Adjacent Zoning and Land Uses:

Subject Property
Current Zoning: N/A
Existing Land Uses: Vacant

Direction: North, South, West, East

Current Zoning: PDD 99-26, R-1 Single Family, County
Existing Land Uses: Single Family Residential

Thoroughfare Plan: The property is located within Comanche Trace residential streets.

Traffic Impact: To be determined.

Parking: To meet zoning code at time of development.

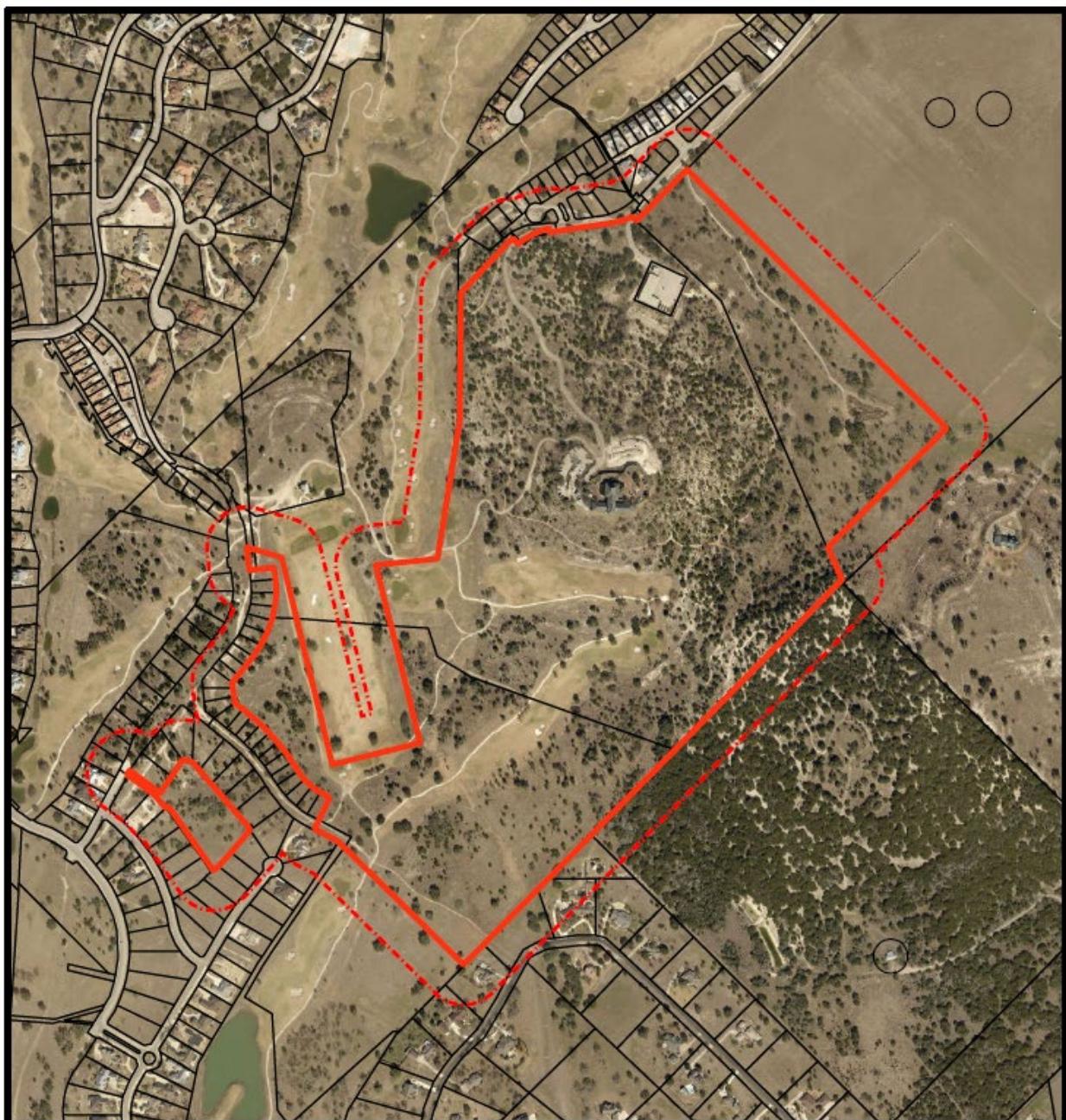
Recommendation:

Based on the consistency with the Kerrville 2050 Comprehensive Plan, staff recommends approval of the annexation and zoning request.

Attachments:

Location Map

Location Map



Location Map

Case # PZ-2021-7

Location:

Legend

200' Notification Area Subject Properties



0 250 500 1,000

Scale In Feet

AN APPROXIMATELY 149.519 ACRE TRACT OF LAND LOCATED IN THE WILLIAM WATT SURVEY NO. 65, ABSTRACT NO. 364 KERR COUNTY, TEXAS BEING A PORTION OF A CALLED REMAINING PORTION OF A 150.53 ACRE TRACT OF RECORD IN VOLUME 1498, PAGE 321 OFFICIAL PUBLIC RECORDS, OF KERR COUNTY, TEXAS AND A 21.85 ACRES OF RECORD IN VOLUME 1730, PAGE 584 O.P.R., KERR COUNTY TEXAS AND AN APPROXIMATELY 2.775 ACRE TRACT OF LAND BEING OUT OF REMAINING PORTION OF 510.53 ACRES VOLUME 1498, PAGE 321 O.P.R., KERR COUNTY TEXAS

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.

Agenda Bill

Case No. PZ-2021-8

To: Planning & Zoning Commission
Date: 5/6/2021
Agenda Item: 3C, CUP for a Short Term Rental
Action: Recommend Approval with Conditions
Representative: Laura Wooster, Property Owner

Proposal

Public hearing, consideration and action to recommend a resolution to allow a Conditional Use Permit for Short Term Rental on Richards BC, Block 101, Lot 710 PT, Lot 711 PT, City of Kerrville, Kerr County, Texas; and more commonly known as 222 Rawson Street.

Procedural Requirements

30 letters were mailed on 4/26/2021 to adjacent property owners. The public notice was published in the Kerrville Daily Times on 4/15/2021. At the time of drafting this Agenda Bill, one email in opposition to the CUP request had been received, please see attached.

Staff Analysis and Recommendation

Adjacent Zoning and Land Uses:

Subject Property
Current Zoning: R-1 Single Family Residential
Existing Land Use: Single Family Residence

Direction: **North, South, West, East**
Current Zoning: R-1 Single Family Residential
Existing Land Uses: Single Family Residences

Consistency with the Kerrville 2050 Comprehensive Plan:

The subject property and surrounding area are designated Neighborhood Residential (NR) in the Kerrville 2050 Comprehensive Plan. NR allows, primarily, for single family detached homes. Because the underlying zoning is not changing for the subject property, the request is consistent with the Kerrville 2050 Comprehensive Plan.

Thoroughfare Plan:

The subject property is located on a residential street.

Traffic Impact:

No traffic impact is anticipated.

Parking:

A Short Term Rental requires one (1) off street parking space per bedroom and one (1) additional off street parking space for a manager that does not live onsite. This rental has two (2) bedrooms and no onsite manager so three (3) off street parking spaces are required. The property has a long driveway on the right side of the house that can easily accommodate the three (3) required off street parking spaces.

Case Summary:

The applicant is proposing to use an existing home as a non-owner occupied Short Term Rental.

The subject property is located within an R-1 zoning district. As such, a Short Term Rental requires a Conditional Use Permit.

A Short Term Rental, non-owner occupied, is defined as follows:

A facility, located in a residential zoning district, used for the purpose of providing short-term lodging (less than thirty days) for compensation, architecturally designed to look like a single-family dwelling, which may also be separate lodging units such as cabins, guest homes, or similar residential-scale structures, with no more than six (6) bedrooms total on the property, and offering meals only to those who receive lodging.

Required legal and public notices have been sent. Proposed CUP conditions have been drafted for consideration to address staff comments and any comments submitted by adjacent property owners and other interested citizens.

There was no amenity list provided for this property.

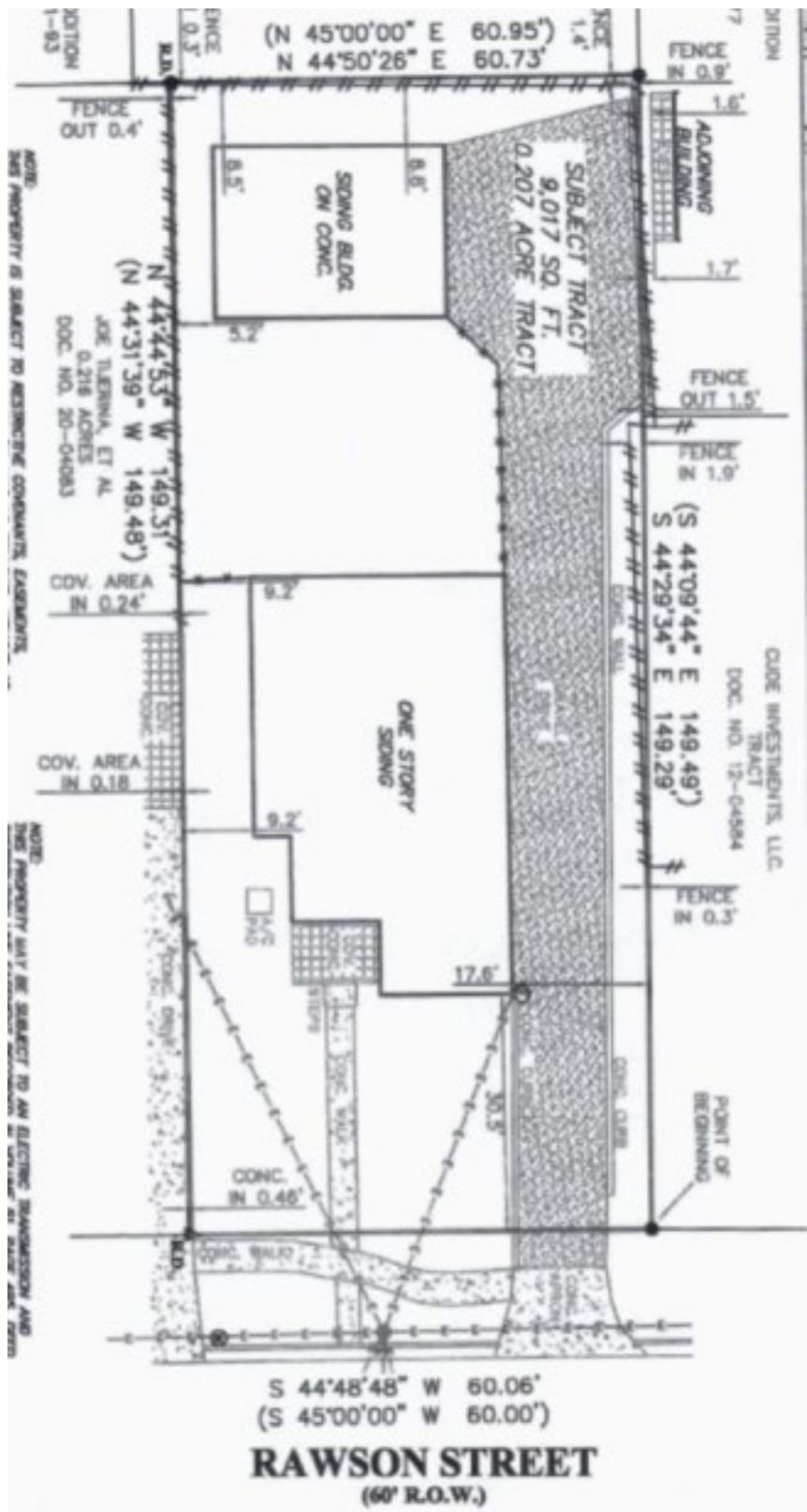
Recommendation:

Because the Conditional Use Permit request is consistent with the Kerrville 2050 Comprehensive Plan, will meet all zoning regulations, and there are numerous amenities in relatively close proximity to this proposed Short Term Rental location, staff recommends approval with consideration and inclusion of the attached Proposed CUP Conditions.

Attachments:

Site Plan
Proposed CUP Conditions
Guest Notification
Public Comment (1)

Site Plan



Proposed CUP Conditions

Short Term Rental

- A. Guest Notification:** The owner or operator of the Property shall post “Guest Notification” in a conspicuous place within the rental unit on the Property. Guest Notification is shown on the following page.
- 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 its Short Term Rental unit. 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 not exceeding six square feet in size and three feet in height. Any such sign shall comply with the City’s Sign Code.
- D. Minimum Off-Street Parking:** One space per bedroom, plus parking required for the manager, if living off-site.
- E. Maximum Occupancy:** The maximum occupancy for any Short Term Rental is ten (10) guests. Short term rental owner / operator may set occupancy limits at less than ten (10) guests, however, in no case shall occupancy limits exceed ten (10) guests.
- 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.



SHORT TERM RENTAL CONDITIONAL USE PERMIT GUEST NOTIFICATION

CUP Resolution Number _____

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!

From: [Nicole Tijerina](#)
To: [Planning Division](#)
Subject: CASE PZ-2021-8
Date: Wednesday, April 28, 2021 1:20:44 PM
Attachments: [Outlook-okuauubap.png](#)

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Hello my name is Nicole Koenig Tijerina I reside at 216 Rawson St Kerrville TX 78028, me, me husband and my 10 year old son along with my mother live at 216 Rawson. We moved there due to the quietness and the neighborhood being very quite and child friendly. We oppose and do not want any Airbandb or bed and breakfast next to the home we live in. We have a very quite neighborhood and very nice neighbors. My home is the closest to the property and we share a portion of the yard when you face my home to the right hand side of the house. The neighbor had mentioned to my husband that they were thinking of a bed and breakfast, We however are in opposition of any such thing. Thank you for your time.



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