

CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 17-2022

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE A DWELLING, SINGLE-FAMILY DETACHED WITH ACCESSORY DWELLING UNIT ON THE PROPERTY CONSISTING OF LOT 9-R, THE HEIGHTS OF KERRVILLE ADDITION, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS; KNOWN AS 167 PARAMOUNT VIEW; SAID PROPERTY IS LOCATED WITHIN AN RESIDENTIAL ESTATE ZONING DISTRICT (RE); AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN

WHEREAS, the owner of the property known as 167 Paramount View and 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 Residential Estate Zoning District (RE); 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 Residential Estate Zoning District (RE), 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: Lot 9-R, The Heights of Kerrville

Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and being depicted on the location map at **Exhibit A**.

Address: 167 Paramount View, 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. 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 12 day of April, A.D.,
2022.

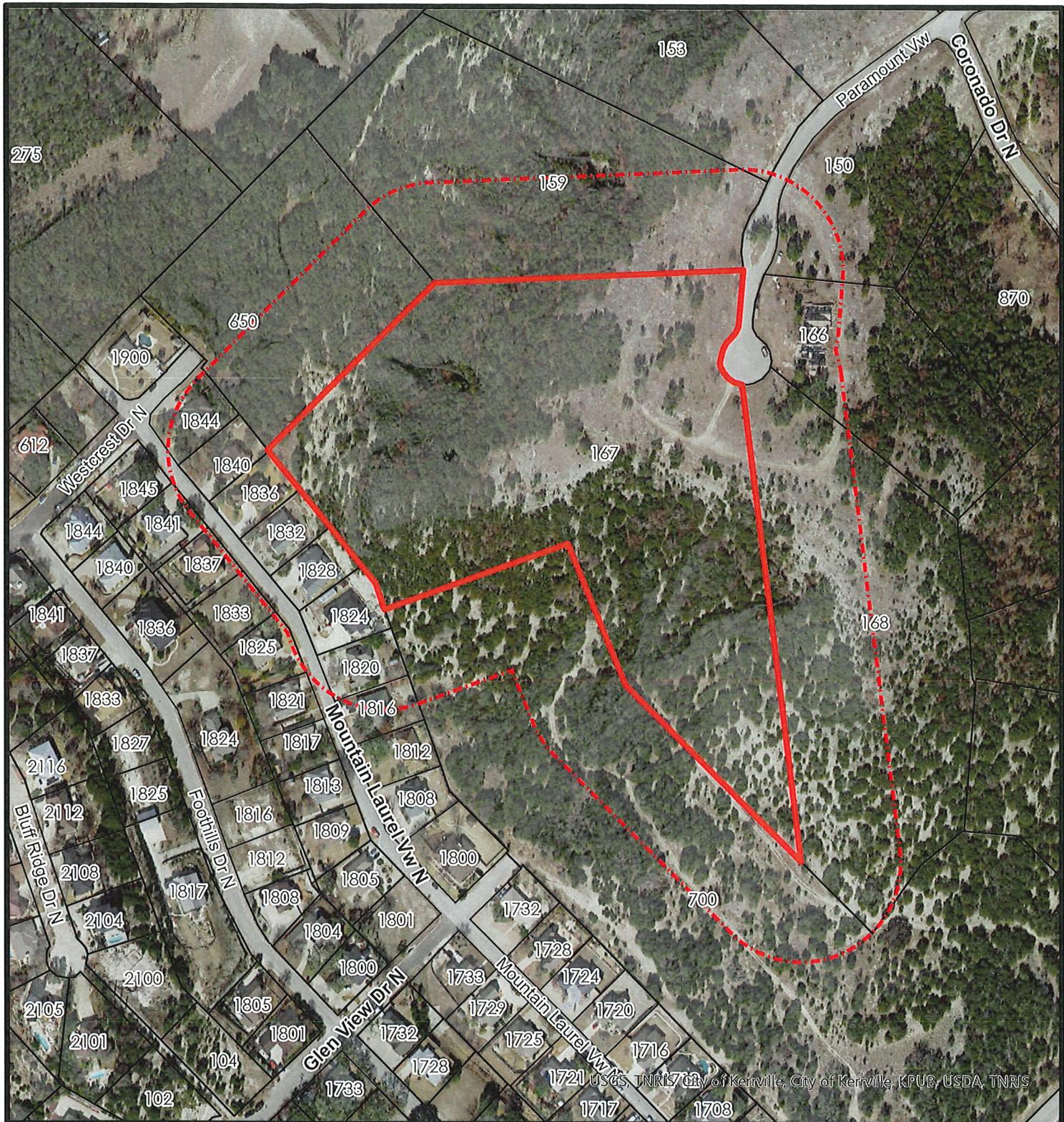
Bill Blackburn
Bill Blackburn, Mayor

APPROVED AS TO FORM:

Michael C. Hayes
Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhanon
Shelley McElhanon, City Secretary



Location Map

Case # PZ-2022-2

Location:
167 Paramount View

Legend

200' Notification Area
Subject Properties



0 100 200 400

Scale In Feet

PROJECT SUMMARY

ZONING: CITY OF KERRVILLE - RE
USE: SINGLE FAMILY RESIDENCE

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CODES
All construction must comply with the following
regulatory agencies and codes with amendments
adopted by the City of Kerrville

- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Energy Conservation Code

NOTE: THE CONTRACTOR IS
RESPONSIBLE FOR ADHERING TO THE
2015 IEC AND IS RESPONSIBLE FOR
ALL EQUIPMENT, INSPECTIONS,
TESTS, AND CERTIFICATIONS.

165 Paramount View Kerrville, Texas

harmoniaylor
arc hitects, inc.
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PROPERTY
SITE
PLAN
Sheet No.:
A1.0

EXHIBIT B

