

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 23-2025**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT
TO AUTHORIZE A CABINETMAKING SHOP ON THE
PROPERTY LOCATED AT 1421 E. MAIN; THE PROPERTY
LOCATED WITHIN A LIGHT COMMERCIAL ZONING
DISTRICT (C-2); AND MAKING THE PERMIT SUBJECT TO
CERTAIN CONDITIONS AND RESTRICTIONS**

WHEREAS, the owner of the property depicted in the location map in **Exhibit A** (Property), as attached, is requesting approval of a Conditional Use Permit (CUP) to allow the Property, which is located within a Light Commercial Zoning District (C-2) to be used as a cabinetmaking shop, as that term is defined in Section 60-17 of the City's Code of Ordinances; 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 August 26, 2025, finds that the health, safety, and general welfare will be served by the granting of the CUP as recommended by the Commission 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 Light Commercial Zoning District (C-2), to be developed and used as a cabinetmaking shop, as that term is defined in the Zoning Code, and such use is subject to the provisions of this Resolution and other City ordinances and regulations:

Legal Description: Being approximately 1.77 acres of the JA Tivy Addition, a subdivision within the City of Kerrville, Kerr County, Texas; said property depicted at **Exhibit A**, attached hereto and made a part hereof for all purposes.

Address: 1421 E. Main, Kerrville, Texas 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 shall be consistent with a site plan attached as **Exhibit B**.
- B. Outdoor Storage and Display:** the outdoor storage of any materials, supplies, inventory, and/or equipment, whether in cargo containers or similar containers, is prohibited.
- C. Screening:** The City requires screening between properties, which shall comply with the City's regulations.
- D. Noise Minimization:** All work using powered equipment shall be conducted inside buildings on the Property with doors and windows closed to minimize noise impacts to adjacent properties.
- 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, to include the definition of "cabinetmaking shop" (Section 60-17). 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.

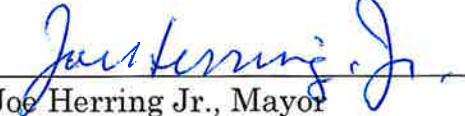
SECTION THREE. This CUP is subject to termination in accordance with the Zoning Code.

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 26 day of August,
A.D., 2025.


Joe Herring Jr., Mayor

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney

ATTEST:


Shelley McEnannon, City Secretary

EXHIBIT A



Location Map

Case # PZ-2025-11

Location:

1421 E Main St

Legend

- Subject Properties
- 200 Feet Notification Area



06/16/2025



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.