

Kerrville Ordinance Updates

Second Reading and Adoption of the Ordinance City Council

August 27, 2019





Presentation Outline

- Overview of Process and Approach
- Project Goals and Responses
- Draft Zoning Maps
- Discussion



Kerrville Ordinance Update: Process to Date

- Diagnostic meeting with staff
- Periodic project coordination calls throughout
- Stakeholder Interviews – October 15-17, 2018
- Six meetings of Citizens Review Committee – November 2018 through June 2019
- Joint P&Z/City Council Worksession – March 19, 2019
- Community Open House – May 16, 2019
- P&Z Public Hearings – June 20 and July 18, 2019
- City Council Public Hearing – August 13, 2019



Highlights from Stakeholder Input

- Code is difficult to navigate, requires too much interpretation
- Users are not confident in the process
- Economic development requires a predictable regulatory environment
- There are too many districts and many of the district names are based on geography rather than use
- Too many uses require a CUP, and the process is difficult

Project Goals and Responses



Project Goals

- **Create a user-friendly ordinance**
- **Minimize nonconformities resulting from a new code and zoning map**
- **Support the Kerrville 2050 vision**



Goals and Responses

- **Create a user-friendly ordinance**
 - Simplify/Streamline/Clarify the code
 - Reduced the number of zoning districts reduced from 49 to 17 (65% reduction)
 - Standardized the format for zoning district regulations
 - **Revise out-of-date standards and uses**
 - Added new uses and expanded the Land Use Table
 - Reduced the number of uses requiring CUP
 - Eliminated Special Use District
 - Basing setback and height on zoning district, not use classification
 - Updated standards for parking, drive-thru facilities



Goals and Responses

- **Create a user-friendly ordinance** (continued)
 - Address inconsistencies; Minimize the need for interpretation by staff
 - Expanded the Definition section (definitions for basic terms and all uses)
 - Added requirements where missing
- **Minimize nonconformities resulting from a new code and zoning map**
 - For Residential, Commercial, Industrial, and Airport districts, existing area and height regulations maintained as much as possible or relaxed slightly in an effort to avoid creating nonconformities
 - Side and rear setback requirement eliminated unless adjacent to single-family residential zoning
 - Provisions for grandfathering of legal nonconforming uses/buildings and reconstruction of properties/reinstitution of uses destroyed by natural causes
 - Reduced nonconforming properties by approximately 75% from previous map (excluding CBD and DAC parcels)



Goals and Responses

- **Support the Kerrville 2050 vision**
 - Created a new MU Mixed Use district to facilitate development in certain Catalyst Areas
 - Revised standards for the Downtown (DAC) district to emphasize arts and culture
 - Developed additional residential options and existing regulations modified to acknowledge affordable housing challenge
 - Added separation requirements for uses involving motor vehicles/motor vehicle fuels to protect Nimitz Lake as a water source
 - Will develop overlay guidelines for Downtown and the River Corridor in the next phase of the project

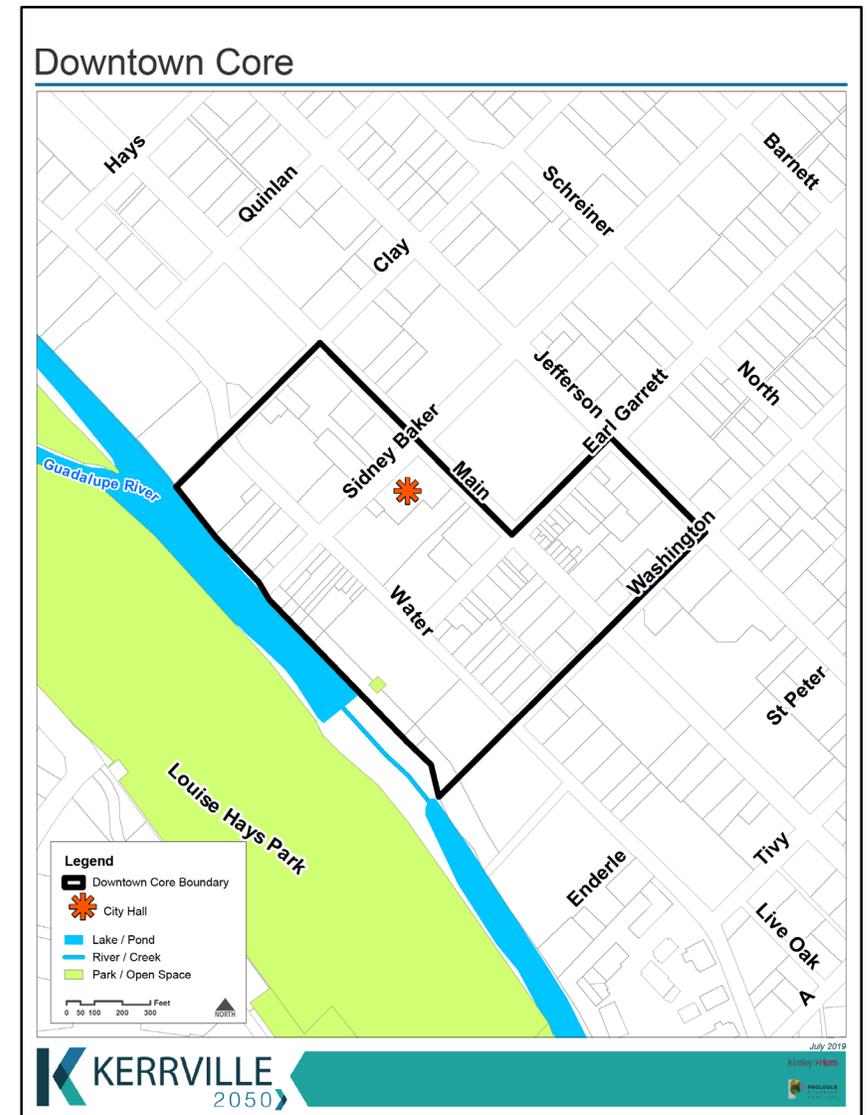
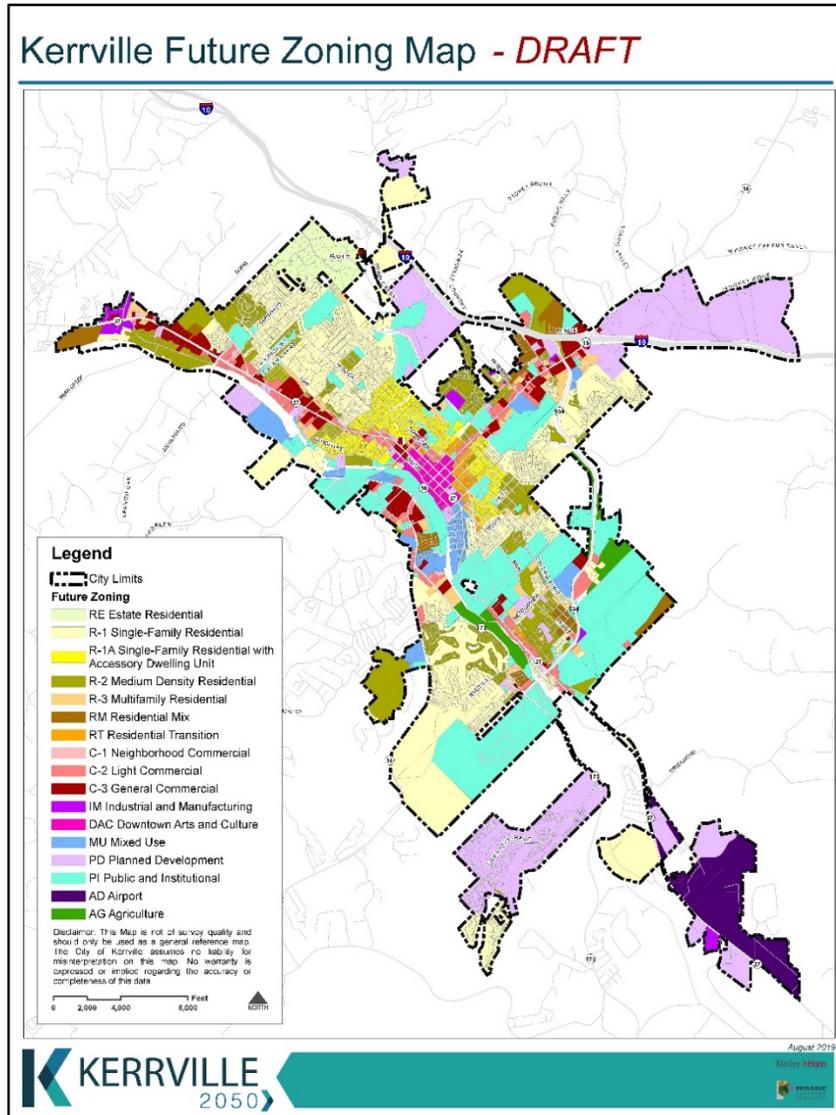


Options for Property Owners After Adoption of the Code

- Zoning applications filed within 6 months of effective date of the ordinance (set for October 1, 2019) will be processed with no fee for errors in the zoning of individual properties/map changes
- Uses not listed can be considered as either text amendments or for CUP

Draft Zoning Maps

Proposed Zoning Map, Downtown Core Map



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