

Petition of Residents of Riverhill Estates in Support of the Planning & Zoning Commission’s Proposed Ordinance Banning Short-Term Rentals on Properties Zoned RE, R-1 and R-2

We, the undersigned residents of the Riverhill Estates, hereby voice our support for the Planning & Zoning Commission’s August 4, 2022 approval [Case No. 2022-037] of an ordinance amending City of Kerrville, Texas Zoning Code, such proposed ordinance that would prohibit Short Term Rentals (STRs) on all properties zoned RE, R-1 and R-2. We chose to make Riverhill our home, and in many cases our “forever retirement home”, due in great part to the cohesive neighborhood environment in which our residents know and support one other as friends and neighbors. The sense of community that pervades our development is manifested by our quarterly Riverhill Living magazine, which celebrates the lives, accomplishments and activities of our fellow neighbors. It is our belief and concern that the establishment of STRs in our neighborhood would serve as a detriment to the quality of life of our residents, jeopardizing the security, health and the peaceful nature of our neighborhood by permitting commercial enterprises such as STRs, which in turn would adversely impact property values in Riverhill Estates. The establishment of STRs in Riverhill Estates would further constitute a violation of Article 11-1-2 of Kerrville’s Zoning Code, which provides that the Code shall “promote and protect the health, safety and general welfare of the City”. STRs in Riverhill Estates would also be contrary to Guiding Principle H2 of the *Kerrville 2050 Comprehensive Plan*, which promotes and requires maintenance of the “quality and value of existing neighborhoods”.

Based on the foregoing, we strongly oppose the establishment of Short-Term Rentals in Riverhill Estates, and as such, respectfully request that City Council adopt, approve and enact the proposed amendment approved on August 4, 2022 by the Planning & Zoning Commission, prohibiting Short-Term Rentals on properties zoned RE, R-1 and R-2.

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