

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2021-27

AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF ORDINANCES, CITY OF KERRVILLE, TEXAS, SUCH CHAPTER MORE COMMONLY KNOWN AS THE CITY'S ZONING CODE; BY CHANGING THE ZONING OF A .71 ACRE PROPERTY CURRENTLY ADDRESSED AS 1478 STATE HIGHWAY 173 (BANDERA HWY); CONSISTING OF PART OF LOT 1 OF THE OVERLOOK HILL SUBDIVISION; WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; FROM A NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (C-1) TO A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (R-1); AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing held before the City Council on October 12, 2021, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on this Ordinance, the adoption of which will result in the change of a zoning district for a portion of the property currently addressed as 1478 State Highway 173 and comprising approximately 0.71 acres; such change to result in the removal of the property from a Neighborhood Commercial Zoning District (C-1) to placement within a Single Family Residential Zoning District (R-1); and

WHEREAS, on October 12, 2021, City Council held a public hearing on the zoning change referenced above pursuant to the published notice and has considered the application, comments, reports, and recommendations of the Planning and Zoning Commission and staff, public testimony, and other relevant support materials;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. The Zoning Code for the City of Kerrville, Texas, Chapter 60 of the Code of Ordinances of the City of Kerrville, Texas, and the *Official Zoning Map* are hereby amended to designate the following described property zoned as within a Single Family Residential Zoning District (R-1):

Legal Description: Being a 0.71 parcel out of Lot 1, Overlook Hill, a Commercial Subdivision, according to the plat filed as Document No. 21-00708 of the Kerr County real property records; and within the City of Kerrville, Kerr County, Texas; said property more specifically described and depicted at Exhibit A, attached hereto and made a part hereof for all purposes, and hereafter referred to as the "Property."

Address: 1478 State Highway 173

SECTION TWO. The City Manager or designee is authorized and directed to amend the City's *Official Zoning Map* to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with the City's Zoning Code.

SECTION THREE. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. The terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance is declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION FIVE. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

SECTION SIX. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07 of the City Charter.

PASSED AND APPROVED ON FIRST READING, this the 12 day of October, A.D., 2021.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 26 of October, A.D., 2021.

Bill Blackburn
Bill Blackburn, Mayor

ATTEST:

Shelley McElhannon
Shelley McElhannon, City Secretary

APPROVED AS TO FORM:

Michael C. Hayes
Michael C. Hayes, City Attorney

**FIELD NOTE DESCRIPTION OF A 0.71 ACRE PARCEL
TO BE REZONED AS "R-1"
BEING PART OF LOT 1 OVERLOOK HILL
A COMMERCIAL SUBDIVISION WITHIN THE
CITY OF KERRVILLE RECORDED IN
FILE NO. 21-00708, KERR COUNTY, TEXAS**

Being a 0.71 acre parcel out of Lot 1 Overlook Hill, a Commercial Subdivision out of the William C. Francis Survey No. 146, Abstract No. 137 according to the Plat filed in Document No. 21-00708, Official Public Records of Kerr County, Texas; more particularly described by its metes and bounds as follows:

(NOTE: The following courses are based on aN RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

BEGINNING at a 5/8 inch diameter steel rod with cap stamped "WES RPLS 5907" found in the common line of Lot 15, Block 2 Highpoint at Riverhill Subdivision recorded in Volume 6, Page 174 Plat Records of Kerr County, Texas marking the southwest corner of Lot 2 Overlook Hill identical to the east corner of the herein described tract, from which a 1/2 inch diameter steel rod found for the northeast corner of said Lot 15 bears N49°59'53"E, 120.00 feet, located by Texas State Plane Coordinates at North 13,920,974.541 feet and East 1,924,900.810 feet;

THENCE southwesterly uphill between said Lot 15 and the herein described tract, S49°59'53"E, 86.43 feet to a Mag Nail found being the northwest corner of said Lot 15 and an angle point for Lot 26 Highpoint at Riverhill Subdivision recorded in Volume 6, Page 30 Plat Records of Kerr County, Texas identical to the southernmost corner of the herein described tract;

THENCE northwesterly along the easterly line of Lots 26 and 27 Highpoint at Riverhill Subdivision N26°14'32"W, 164.73 feet (*N26°20'15"W, 164.51 feet*) to a 5/8 inch diameter steel rod found for an angle point in the easterly line of said Lot 27 and the westerly line of there herein described tract;

THENCE westerly along said Lot 27 and the herein described tract N47°09'13"W, 67.72 feet (*N47°00'15"W, 67.77 feet*) to a 1/2 inch diameter steel rod found marking an angle point in the common line of Lot 27 and the herein described tract;

THENCE westerly along said Lot 27 and the herein described tract N57°21'22"W, 188.95 feet (*N57°23'15"W, 188.92 feet*) to a 1/2 inch diameter steel rod found for the northernmost corner of said Lot 27 and an angle point for a 8.77 acre tract recorded in File No. 11-05616 Official Public Records of Kerr County, Texas identical to the westernmost corner of the herein described tract;



TBPLS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

631 WATER STREET
KERRVILLE, TX 78028

THENCE northeasterly along the southern line of said 8.77 acre tract N49°52'54"E, 57.22 feet (N49°57'45"E 57.19 feet) marking a reentrant corner of the herein described tract;

THENCE northwesterly between said 8.77 acre tract and the herein described tract, N40°01'05"W, 32.37 feet (N40°03'43"W, 32.51 feet) to a 5/8 inch diameter steel rod with a plastic cap stamped "WES RPLS 5907" found for an angle point in the said common line;

THENCE northeasterly along the common line of said 8.77 acre tract and the herein described tract N49°58'55"E, 54.87 feet to a point marking the northern most point of the herein described tract, from which a 1/2 inch diameter steel rod found for the southeast corner of said 8.77 acre tract bears N49°58'55"E, 120.00 feet;

THENCE southeasterly with and along the slope of a hill, S39°59'44"W, 220.00 feet passing a 5/8 inch diameter steel rod with a plastic cap stamped "WES RPLS 5907" found marking the northwest corner of said Lot 2 Overlook Hill, in total 440.04 feet to the **Point of Beginning** the whole of which contains 0.71 acres more or less.

Based upon a survey conducted on the ground
Under my direction and supervision October 29, 2020



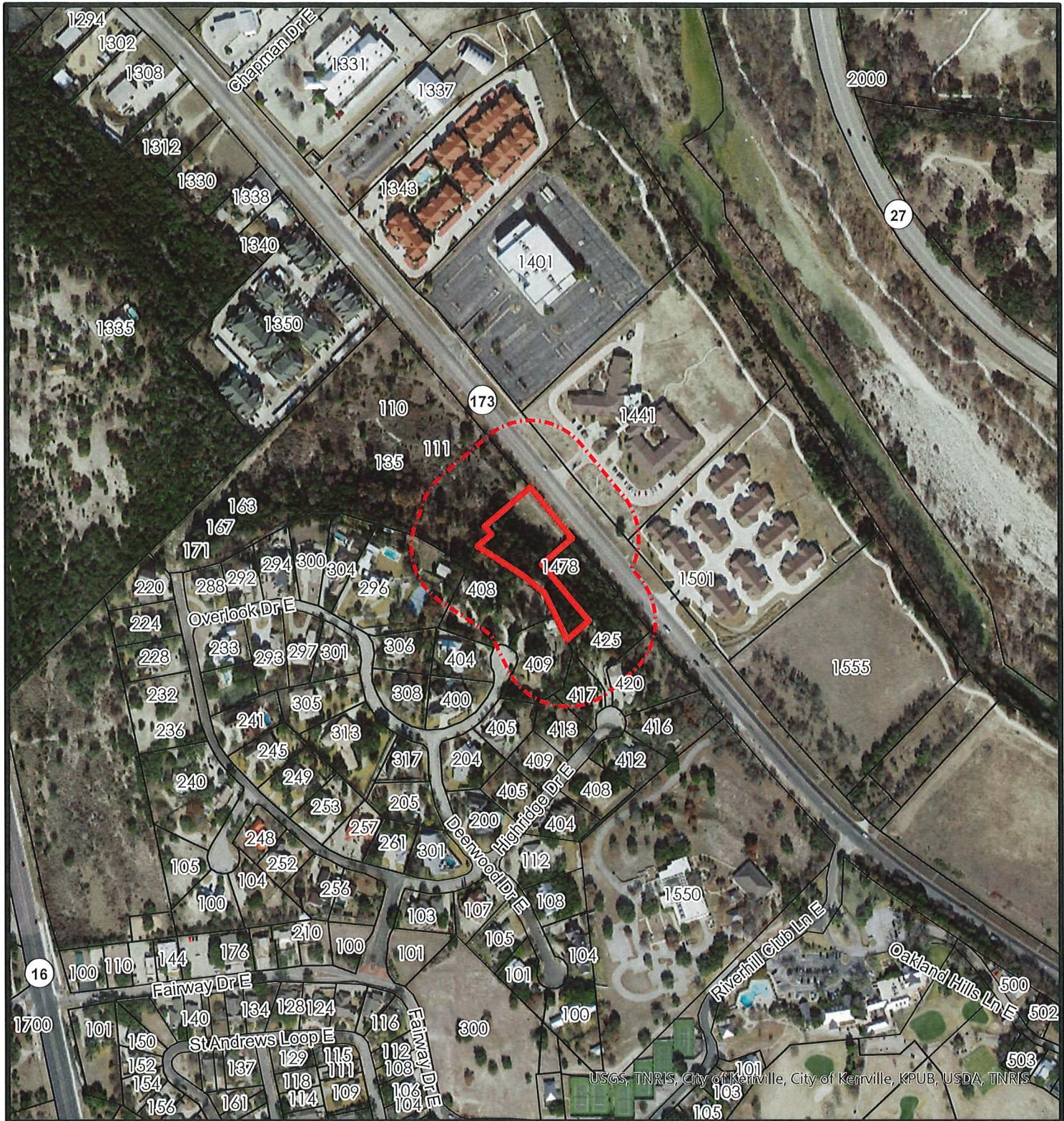
Dated: 09/02/2021

R. Scott McClintock, Sr.
Registered Professional Land Surveyor
State of Texas
Registration No. 5907



TBPLS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNENGINEERING.COM

631 WATER STREET
KERRVILLE, TX 78028



Location Map

Case # PZ-2021-19

Location:
Overlook Hill Lot 1

Legend

200' Notification Area Subject Properties



0 150 300 600

Scale In Feet

November 4, 2021

DAILY TIMES CLASSIFIEDS

Dear Abby

No girl can afford her future.
If it is security she's hoping for, I regretfully agree that she's wasting the golden years of her life.

Dear Abby is written by Abigail Van Buren, also known as Jeanne Phillips, and was founded by her mother, Pauline Phillips. Contact Dear Abby at www.DearAbby.com or P.O. Box 69440, Los Angeles, CA 90069.

Good advice for everyone -- teens to seniors -- is in "The Anger in All of Us and How to Deal With It." To order, add your name and mailing address, plus check or money order for \$8 (U.S. funds) to: Dear Abby, Anger Booklet, P.O. Box 447, Mount Morris, IL 61054-0447. (Shipping and handling are included in the price.)

Mobile Home Rentals	Lost & Found	Full-time Employment	Full-time Employment	Construction	Fun, energetic	Part-time help	Garage/Estate Sales	Garage/Estate Sales
Small 2/1 November 2, 2021.	Found in							

Public Notice Public Notice Public Notice

Commercial Property

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A.R.B. Vacancy
The Kerr Central Appraisal District has vacancies on the Appraisal Review Board for the 2022-2023 term. The administrative judge appoints ARB members. Candidates must have lived in Kerr County for at least 2 years and owe no delinquent taxes. Other requirements are available upon request. Submit resume to Kerr Central Appraisal District, ARB Position, P O Box 294387, Kerrville, TX 78029 if interested.

ANSWERS FOR THIS PAGE FOUND IN THE WEEKEND PAPER.
Mortgagelife.com/used/PDFs/2021/11/04/ANSWERS.pdf

of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

8	5	1	9	3	4	2	7	6
6	2	8	7	4	9	1	3	5
1	7	9	3	8	5	6	4	2
3	4	5	1	2	6	9	8	7
4	8	6	5	7	2	3	1	9

make a penalty double?

Look at the West hand in today's diagram. With only North-South vulnerable, North passes, East opens one club, and South intervenes with one spade. What should West do?

He could invite game by jumping to two no-trump, or overbid slightly to the eight and jack, getting the

expected news. He continued with the club jack and discarded a heart loser. East took that trick and cashed two heart winners. She continued with her last high heart, ruffed and overruffed. West shifted to a diamond and the defenders took three spades, two hearts, one diamond and two clubs for down two, plus 500.

WHAT'S NEW? AGAIN HAMMIE!

SHE BUMPED INTO A CONCRETE POLE! I BUMPED INTO A POLE!

ROLE AT DUNN AND

OPENING LEAD: ♠ A

1	♦	Pass	Pass	Pass
2	1	7	9	3