

**CITY OF KERRVILLE, TEXAS  
ORDINANCE NO. 2024-27**

**AN ORDINANCE AMENDING ORDINANCE NOS. 2001-23 AND 2016-05, WHICH CREATED AND LATER AMENDED, RESPECTIVELY, A PLANNED DEVELOPMENT DISTRICT (PDD) PURSUANT TO THE CITY'S ZONING CODE; BY CHANGING THE ZONING OF LOT 1, BLOCK 2, KERRVILLE AIRPORT COMMERCE PARK PHASE 1, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS; THE PROPERTY MORE COMMONLY KNOWN AS 101 AIRPORT COMMERCE PARKWAY; FROM BEING PART OF THE PDD TO A LIGHT COMMERCIAL (C-2) ZONING DISTRICT; ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT**

**WHEREAS**, pursuant to Texas Local Government Code Sections 211.006 and 211.007, the City of Kerrville, Texas (City) gave notice to all parties in interest and citizens by publication in the official newspaper for the City, and otherwise, of a hearing held before the City Council on October 8, 2024, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in the change of a zoning district for the property known as 101 Airport Commerce Parkway, specifically Lot 1, Block 2, Kerrville Airport Commerce Park Phase 1; such change to result in the removal of this property from a Planned Development District (PDD), as established by Ordinance No. 2001-03 and later amended by Ordinance No. 2016-05, to placement within a Light Commercial Zoning District (C-2); and

**WHEREAS**, on October 8, 2024, 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.** City Council amends 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* and Ordinance Nos. 2001-03 and 2016-05, to designate the following described property zoned as a Light Commercial Zoning District (C-2):

*PUBLISHED 11/6/2024*

**Legal Description:** All that certain tract or parcel of land, making up approximately 2.41 acres; lying and being situated within the City of Kerrville, Texas, and being Lot 1, Block 2, Kerrville Airport Commerce Park Phase 1, a subdivision of Kerr County, Texas; more particularly depicted at **Exhibit A**, as attached (the Property).

**Address:** 101 Airport Commerce Parkway, Kerrville, Texas 78028.

**SECTION TWO.** The City Manager shall 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, to include Ordinance Nos. 2001-03 and 2016-05, are expressly repealed to the extent of any such inconsistency or conflict as to the Property.

**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 08 day of October, A.D., 2024.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 22 day of October, A.D., 2024.

Joe Herring, Jr.  
Joe Herring, Jr., Mayor

ATTEST:

Shelley McElhanon

Shelley McElhanon, City Secretary

Kesha Franchina, DEPUTY CITY SECRETARY

APPROVED AS TO FORM:

Michael C. Hayes

Michael C. Hayes, City Attorney



City of Kerrville, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, City of Kerrville, KPUB, Maxar, Microsoft

## Location Map

Case # PZ-2024-25

Location:

101 Airport Commerce Pkwy E

### Legend

- Subject Properties
- 200 Feet Notification Area



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.

08/05/2024

# CLASSIFIEDS

**Need Housing:** Mature Christian male needs room with roof over my head in exchange for work at your home, ranch etc. Anywhere in Texas. Licensed Building Contractor. Call (830) 353-2023, [www.8303532023.com](http://www.8303532023.com).

**Local Rock House:** looking for rocks, slabs, minerals, equipment. No amount to large or small. Call David at 367-4082.

**Don't move to HOLLYWOOD:** Work in films from the Texas Hill Country. For more information, contact [Johan@RHacting.com](mailto:Johan@RHacting.com).

## MISSING & FOUND

**FOR SALE:** Variety of new, used, and Hand Painted "Paisley" sets recommended for ages 7-18 according to boxes, prices half of retail per box. Call at (303) 353-9111, 12:30-9 p.m.

**Oxygen machine,** 2L, new in April; Beatty Rest motion bed, queen; Hospital 5.5 ft. box freezer, new in 2022, \$300, with warranty left. Call (300) 898-5127.

**Blue Ox V-5 tow bar,** 2' coupler Class 3 5,000 lbs., Model 985-3, \$250. Call (830) 896-4947.

**Blue Ox flat tow bar,** TB735 Class 4, V, 10,000 lbs., 2' receiver, \$300. Call (830) 896-4947.

**Blue Ox Patriot** braking system for flat towed vehicles, Model BRK 2012, \$500. Call (830) 896-4947.

**Pelican 110 Fishing Kayak,** 11 foot long, 30 inches wide, sit on top, with paddle. New, never used. \$700. (830) 285-6931.

**All Seasons Stand and Fill** Turkey Feeder, \$150. Call (832) 785-4003.

**Telescope:** CPC 800 XLT, 9-1/4 inches with hard case, sun filter, \$2,000. Call (830) 895-1990.

**Mens Black and blue new walking/tennis shoes** with grip soles, size 10.5, \$25. Men's skt boots, black with turquoise, buckles, size 10.5, \$25. Men's skt boots, \$50. Men's walking/knife, ankle boots, dark and light brown, thick soles, never worn, size 11, \$50. Camera tripod, \$20. Call (830) 257-4437.

**Rambo electric** camp hunting bike R750XP w/ rear luggage rack & saddle bag, 40" front Maxxis tires, ground, \$2,995. Local pickup only. Call (830) 896-1644.

**3.1 Stereo sound system:** Yamaha RX-V863 w/ Audio/Video Receiver, "Mirage" subwoofer, Center speaker, Two Yamaha Tower speakers, NS-F210. \$500. Local pickup only. Call (830) 896-1644.

**GULBRANSEN 5 ft.** baby grand piano, black, excellent, no scratches, like new, private owner. Bought new, selling for \$3,500 will deliver locally. Call (251) 648-2827 before 8 p.m.

**MOVING:** Cub Cadet ZT 42" with twin grass bagger attachment \$2,000; Stihl String Trimmer \$200; echo PB-755ST \$250; Billy goat with hose kit vacuum \$845; Honda string trimmer \$150; 10' ladder \$275; everything 3 years old or less; includes all accessories (gas cans, tools, filters, oil, etc.) every item bought new. Price is 50 percent off of new price. Call (251) 648-2827 before 8 p.m.

**Folding camp chairs,** 18" practically new, \$150; folding 40-gallon grain/fertilizer, pro driven, \$125; Broadcast, 15-gallon, electric, for truck or ATV, \$80; Consider trade. Call (830) 257-5377.

**Power lift recliner chair,** green fabric, single motor, excellent shape, \$150. Call, pick up at Center Point area. Call (830) 353-0480, leave a message.

**Large wooden tool box/coffee table,** Unfinished, \$65. (830) 285-6931.

## SERVICES OFFERED

**Fleets** is a courier service that prides themselves with safe and efficient delivery of your products. We deliver general merchandise and more based out of Kerrville, Texas. (830) 370-3028.

**Bryan's Yard Service,** Since 1989. Call (830) 285-6949.

**Experienced caregiver** looking for a job. Call (830) 285-1459.

**Affordable Foundations House Leveling**

**Pier & Beam, Slab, Crawf Spaces,** Insured. Call (830) 285-2877.

**3-1/2% Mortgage Financing,** exclusively reserved for two new constructed townhomes. Call (239) 822-6587 for details.

**Jennys Cleaning and Janitorial Service** specializes in New Construction, Homes, Move in and Move out, Vacation Homes, B&Bs, Apartments, Businesses and Offices. Call for a free Estimate (830) 456-1044.

**Award-winning** licensed massage therapist in search of clients in the Kerrville area. Now offering mobile service. Please call or text Mail at (469) 714-8905. License # MT123278, [www.earlfrefaxing.com](http://www.earlfrefaxing.com).

**Experienced caregiver** wants to work Thursday through Sunday. Call (830) 285-6810 day hours only.

**Tired of cleaning?** Let us do it for you! Let us tidy up your home for you. Why spend the day cleaning the house when you could relax instead? Get a free quote today! We clean Homes, B&Bs, Apartments, Businesses, and Move in & out. Call (830) 455-1944.

**Caregiver, cook, bathing, errands, etc.,** Call Lizbeth (830) 890-8697.

**Jennys Cleaning Service** cleans homes, B&Bs, Apartments, and Offices. Call (830) 456-1044 or email us at [Chani1976@cloud.com](mailto:Chani1976@cloud.com).

**TUTORING,** GRADES 1-5, 30-plus years experience, Barbara Johnston, Call (830) 370-1559.

**Plano Lessons for Beginners and Advanced.** University trained music major residing in Kerrville. 1 hour, \$700. Call (830) 480-1966.

**Loving care for your loved ones,** light housekeeping, cooking, transportation to appointments. Reasonable rates. Call (830) 385-1833, leave message.

## LEGAL NOTICES

**NOTICE OF PUBLIC HEARING** NOTICE OF AN APPLICATION FOR CANCELLATION

**Notice is hereby given** that a public hearing will be held on Monday November 25, 2024 at 10:00 AM in the County Commissioner's Courtroom, 700 Main Street, Kerrville Texas regarding an application for cancellation of the original application for rezoning of property located at 1001 W. Main Street, Kerrville, Texas, for a residential dwelling.

**Any person who is interested** in the property and who wishes to protest the proposed cancellation is to appear at the time specified in this notice.

**NOTICE OF PUBLIC HEARING.** Notice is hereby given that a public hearing will be held on Monday December 9, 2024 at 10:00 AM to be held in the County Commissioner's Courtroom, 700 Main Street, Kerrville, Texas, regarding an application for a revised plat known as Shadow Bluff Tract 6, file # 21-07400.

**Any person who wishes to comment** (or for or against the item) must appear in person at the designated hearing, or let it be known by writing to the Kerr County Judge's Office, 700 Main Street, Kerrville, Texas 78026.

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