

**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.

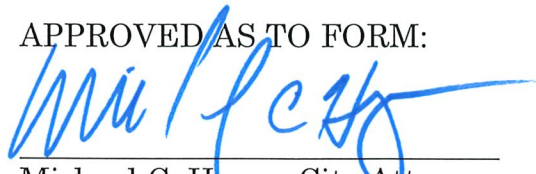
PASSED AND APPROVED ON SECOND AND FINAL READING, this the 22 of OCTOBER, A.D., 2024.

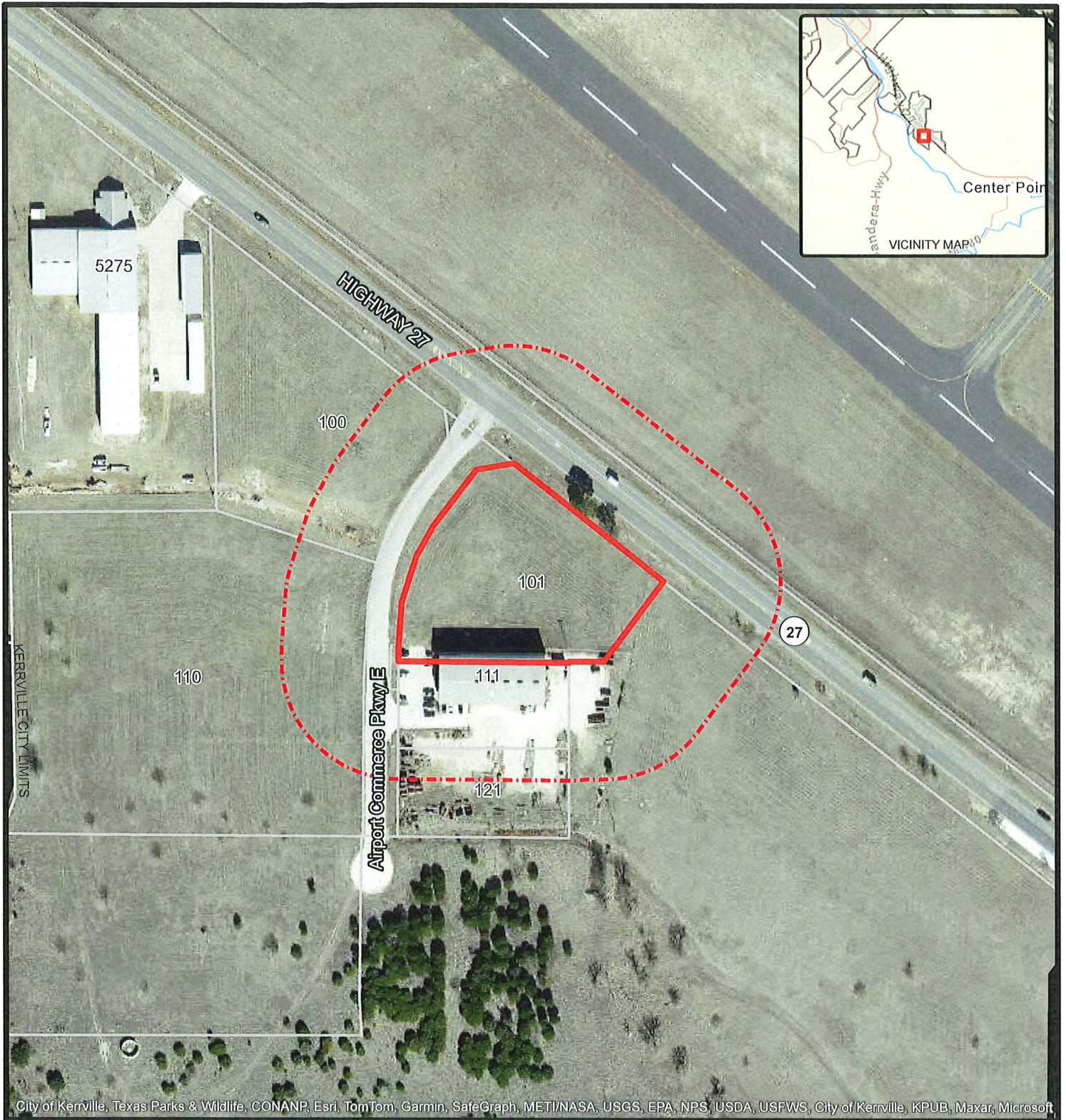

Joe Herring, Jr., Mayor

ATTEST:


Shelley McElhannon, City Secretary
~~KESHA FRANCHINA, DEPUTY CITY SECRETARY~~

APPROVED AS TO FORM:


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

08/05/2024

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.

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.

Local Rock Hound 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 joan@RHActing.com.

MISCELLANEOUS FOR SALE

FOR SALE: Variety of new, unopened Harry Potter "Lego" sets recommended for ages 7-18 according to boxes, prices half of retail per box. Call Kay at (830) 353-9111, 12:30-9 p.m.

Oxygen machine, 2L new in April; Beauty Rest motion bed, queen; Hotpoint 5.5 cu. ft. box freezer, new in 2022, \$85 with warranty left. Call (830) 895-5127.

Blue Ox V-5 tow bar, 2' coupler Class 3, 5,000 lbs., model 985-3, \$250. Call (830) 895-4947.

Blue Ox Aventa II tow bar, BX735 Class IV, 10,000 lbs., 2' receiver, \$300. Call (830) 895-4947.

Blue Ox Patriot braking system for flat towed vehicles, Model BRK 2012, \$500. Call (830) 895-4947.

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

All Seasons Stand and Fill Turkey Feeder, \$150. Call (830) 785-4003.

Telescope: CPC 800 XLT, 9-14 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. Mens ski boots, black with turquoise buckles, size 10-11 or 25.5, hardly worn, \$50. Mens walking/town ankle boots, dark and light brown, black soles, never worn, size 11, \$50. Camera tripod, \$20. Call (830) 257-4437

Rambo electric cam hunting bike RT50XP w/ rear luggage rack & saddle bag, 4.0 inch Maxxis tires, gunbow rack, \$2,995. Local pick-up only. Call (830) 895-1664.

3.1 Stereo sound system: Yamaha RX-V683 WiAudioVideo Receiver, "Mirage" subwoofer, Center speaker, Two Yamaha tower speakers-NS-F210 \$500. Local pick-up only. Call (830) 895-1664.

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; Suhl trimmer F59SR \$200; echo PB-555ST \$250; Billy goat with hose kit vacuum \$545; Honda self-propelled 3.6L twin blade mower \$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. (251) 648-2827 before 8 p.m.

Folding attic stairs, 18"W, practically new, \$150; Broadcast, 40-gallon grain/fertilizer, pro driven, \$125; Broadcast, 16-gallon, electric, for truck or ATV, \$80; Consider trade. Call (830) 257-5377.

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

Large wooden top box/coffee table, unfinished, \$55. (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) 285-6948.

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

Affordable Foundations House Levelling

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

3-1/2% Mortgage Financing, exclusively reserved for two new constructed townhomes. Call (239) 822-8587 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 services. Please call or text Mari at (469) 714-8905. License # MT123278, www.oasirelaxing.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) 456-1044.

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

Jennys Cleaning Service cleans homes, B&Bs, Apartments, and Offices. Call (830) 456-1044 or email us at Chantini1975@gmail.com.

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

Piano Lessons for Beginners and advanced. University trained music major residing in Kerrville. 1 hour, \$25. Call (830) 480-1956.

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 Commissioners' Courtroom, 700 Main Street, Kerrville Texas regarding an application for cancellation of the original plat for Hall Ranch and the revision of plat for Hall Ranch Lot 3; Plat files 22-07692 and 23-03772.

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 heard on Monday December 9, 2024 at 10:00 AM to be held in the County Commissioners' Courtroom, 700 Main Street, Kerrville Texas. Regarding an application for a revision plat known as Shadow Bluff Tract 8, file # 21-07040.

Any person who wishes to comment (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 78028.

CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2024-25

AN ORDINANCE ANNEXING A 13.08 TRACT OF LAND INTO THE CORPORATE LIMITS OF THE CITY OF KERRVILLE, TEXAS; SUCH PROPERTY GENERALLY DESCRIBED ADJACENT TO CYPRESS CREEK ROAD AND ON THE SOUTHEAST CORNER OF THIS ROAD AND LOOP 534; THE PROPERTY MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE AND BEING LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY LIMITS; ADOPTING A SERVICE AGREEMENT; ESTABLISHING THE ZONING FOR THE ANNEXED PROPERTY AS A MULTIFAMILY RESIDENTIAL ZONING DISTRICT (R-3); AND PROVIDING OTHER MATTERS RELATING TO THIS SUBJECT.

CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2024-26

AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF ORDINANCES, CITY OF KERRVILLE, TEXAS (ZONING CODE) BY CHANGING THE ZONING OF AN APPROXIMATE 7.83 ACRE TRACT OF LAND AND GENERALLY LOCATED ON THE SOUTH-

EAST CORNER OF THE INTERSECTION OF LOOP 534 AND CYPRESS CREEK ROAD (FM 1341); FROM AN AGRICULTURE ZONING DISTRICT (AG) TO A MULTIFAMILY ZONING DISTRICT (R-3); AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT.

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CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2024-28

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KERRVILLE, TEXAS; MAKING FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOTICE TO CREDITORS Notice is hereby given that original Letters of Administration for the Estate of Jack F. Chisom, Deceased, were issued on the 17th day of October, 2024, in Cause No. P24-245, pending in the County Court of Kerr County, Texas, to:

John W. Carlson

The residence address of the Administrator is in Kerrville, Kerr County, Texas, and the post office address is:

c/o John W. Carlson & Associates
260 Thompson Drive, Suite 10
Kerrville, Texas 78028

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated the 21st day of October, 2024

John W. Carlson
Attorney for Estate

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Michael Patrick McCune, Deceased, were issued on October 17, 2024, in Cause No. P24-242, pending in the County Court of Kerr County, Texas, sitting in matters Probate, to: Timothy Michael McCune. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Timothy Michael McCune,
Independent Executor
c/o: Mark Prislowsky
Attorney at Law
104 Plaza Dr., Ste A
Kerrville, TX 78028
State Bar No. 16337445
Tel: (830) 895-5297
Fax: (830) 895-5259
mprislowsky@gmail.com

CITATION BY PUBLICATION APPLICATION FOR THE DETERMINATION OF HEIRSHIP THE STATE OF TEXAS

CAUSE NO: P24-273 STYLE: In the Estate of Jaron Joseph Harper, Deceased

To the alleged heir(s) at law in the above numbered and entitled estate, Valorian Jay Harper II filed an Application to Determine Heirship in this estate on the 25th day of October, 2024, requesting that the Court determine who are the heirs and only heirs of Jaron Joseph Harper, Deceased, and their respective shares and interests in such estate.

The Court may act on this application at any call of the docket on or after 10:00 a.m., on the first Monday after the expiration of 10 days from which this newspaper bares.

All persons interested in this case are cited to appear before this Honorable Court by filing a written contest or

answer to this Application should they desire to do so. To ensure its consideration by the Court, any contest or answer must be filed with the County Clerk of Kerr County, Texas, on or before the above noted date and time.

Given under my hand and the seal of the County Court of Kerr County, Texas, at the office of the Kerr County Clerk in Kerrville, Texas, on this the 30th day of October, 2024.

Nadene Alford
Clerk of the County Court
Kerr County, Texas

by Alle Piper, deputy

CITATION BY PUBLICATION APPLICATION FOR THE DETERMINATION OF HEIRSHIP THE STATE OF TEXAS

CAUSE NO: P24-263 STYLE: In the Estate of Nicholas Eric Cunningham, Deceased

To the alleged heir(s) at law in the above numbered and entitled estate, Nekia Xavier, Sonja Ross filed an Application to Determine Heirship in this estate on the 18th day of October, 2024, requesting that the Court determine who are the heirs and only heirs of Nicholas Eric Cunningham, Deceased, and their respective shares and interests in such estate.

The Court may act on this application at any call of the docket on or after 10:00 a.m., on the first Monday after the expiration of 10 days from which this newspaper bares.

All persons interested in this case are cited to appear before this Honorable Court by filing a written contest or answer to this Application should they desire to do so. To ensure its consideration by the Court, any contest or answer must be filed with the County Clerk of Kerr County, Texas, on or before the above noted date and time.

Given under my hand and the seal of the County Court of Kerr County, Texas, at the office of the Kerr County Clerk in Kerrville, Texas, on this the 23rd day of October, 2024.

Nadene Alford
Clerk of the County Court
Kerr County, Texas

by Alle Piper, deputy

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Jane P. Crum were issued on September 26, 2024, in Docket No. P24-239, pending in the County Court of Kerr County, Texas, to William P. Crum. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law and before the estate is closed addressed as follows:

William P. Crum, Ind. Ex.

Estate of Jane P. Crum
1545 FM 1340
Hunt, TX 78024

Dated October 17, 2024

Elizabeth J. Jesko
Attorney for Executor of the Estate
612 Earl Garrett St.
Kerrville, TX 78028
(830) 297-5005

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Sharon Kay Forster were issued on March 28, 2024, in Docket No. P24-058, pending in the County Court of Kerr County, Texas, to Charles James Forster. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Charles James Forster
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 28, 2024

Pam King, Attorney for Executor of the Estate of Sharon Kay Forster

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Cheryl Benson Daniel were issued on October 17, 2024, in Docket No. P24-246, pending in the County Court of Kerr County, Texas, to Nelson Earl White. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Nelson Earl White
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 28, 2024

Pam King, Attorney for Executor of the Estate of Cheryl Benson Daniel

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Antonia Camarillo Vela were issued on October 1, 2024, in Docket No. P24-217, pending in the County Court of Kerr County, Texas, to Becky Lara. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Becky Lara
c/o Pam King
Attorney at Law
327 Earl Garrett #110

Kerrville, TX 78028

Dated October 29, 2024

Pam King, Attorney for Executor of the Estate of Antonia Camarillo Vela

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Sarann Lynne Williams were issued on 26th day of September, 2024, in Docket No. P24-228, pending in the County Court of Kerr County, Texas, to Morgan Owen Williams. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Morgan Owen Williams
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 28, 2024

Pam King, Attorney for Executor of the Estate of Sarann Lynne Williams

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Margaret Louise Burre were issued on October 17, 2024, in Docket No. P24-220, pending in the County Court of Kerr County, Texas, to Radonna Marie Chambliss. All persons having claims against the estate, which is presently being administered, are required to submit them within the time and manner prescribed by law, and before the estate is closed addressed as follows:

Radonna Marie Chambliss
c/o Pam King
Attorney at Law
327 Earl Garrett #110
Kerrville, TX 78028

Dated October 28, 2024

Pam King, Attorney for Executor of the Estate of Margaret Louise Burre

NOTICE OF PUBLIC SALE

City Storage hereby gives Notice of Public Sale of property to satisfy a landlords' lien under the provisions of Chapter 59 of the Texas Property Code. Sale to be held online only at www.storage4treasures.com. The unit(s) include violin (no case), bicycle frames, household goods, small appliances, board and electronic games, sewing machine in cabinet, garden table and miscellaneous holiday decorations. At 729 Country Club, Kerrville Texas 78028; Bidding will open at 10:00 a.m. November 22, 2024 and will close at 10:30 a.m. November 25, 2024 for Gary Wayne Thomas; At 729 Country Club, Kerrville Texas 78028; Bidding will open at 10:30 a.m. November 22, 2024 and will close at 10:30 a.m. November 25, 2024 for Stephen R. Reyes; At 400 Francisco Lemos, Kerrville, Texas 78028; Bidding will open at 11 a.m. November 22, 2024 and will close at 11 a.m. November 25, 2024 for Annette M. Nava Cleanup deposit is required. Seller reserves the right to withdraw the property at any time before the sale. Unit items sold as-is to the highest bidder for cash only. Telephone: 830-895-1050. **TO TENANT RECEIVING THIS NOTICE:** This Notice of Public Sale is being posted in the local newspaper as all attempts to contact you via phone, email and U.S. mail have failed. Your property may be redeemed prior to sale upon payment of all sums due to Lessor. **PARTIAL PAYMENT WILL NOT STOP THE SALE.**

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