

**CITY OF KERRVILLE, TEXAS  
ORDINANCE NO. 2021-19**

**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 PROPERTY KNOWN AS 501 FLORENCE; CONSISTING OF LOT 19 AND PART OF LOT 20, BLOCK 25, WESTLAND PLACE; WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; FROM A RESIDENTIAL TRANSITION ZONING DISTRICT (RT) TO A NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (C-1); PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; ORDERING PUBLICATION; 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 August 10, 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 the property located at 501 Florence; such change to result in the removal of the property from a Residential Transition Zoning District (RT) to placement within a Neighborhood Commercial Zoning District (C-1); and

**WHEREAS**, on August 10, 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 Neighborhood Commercial Zoning District (C-1):

**Legal Description: Being a certain tract of land, consisting of Lot 19 and part of Lot 20, Block 25, out of Westland Place, and within the City of Kerrville, Kerr County, Texas; said tract depicted at Exhibit A,**

attached hereto and made a part hereof for all purposes.

Address: 501 Florence, Kerrville, TX 78028.

**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.

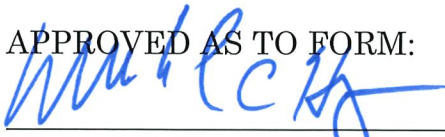
PASSED AND APPROVED ON FIRST READING, this the 10 day of August, A.D., 2021.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 24 of August, A.D., 2021.



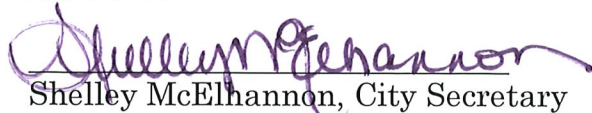
Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

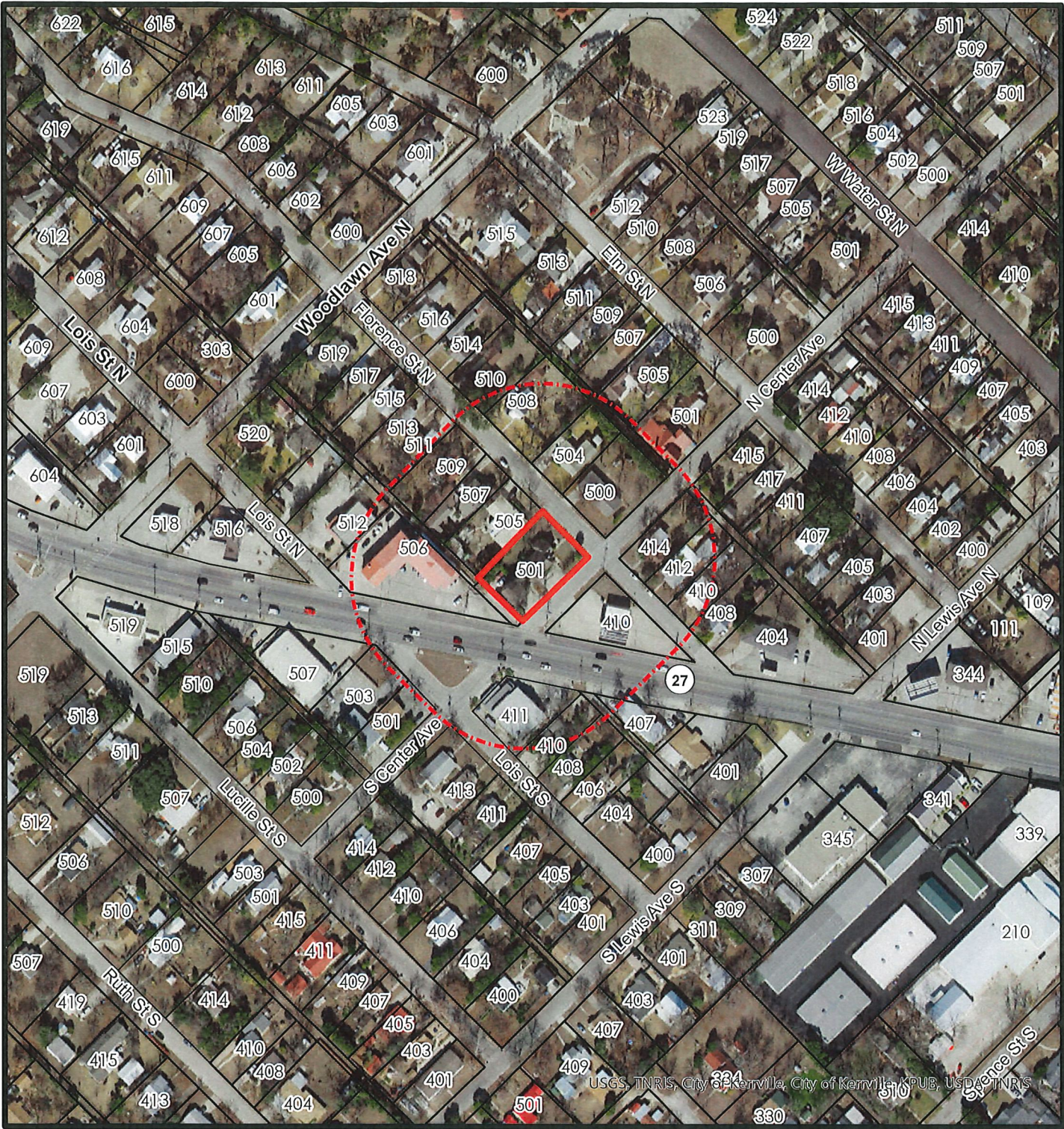
ATTEST:



Shelley McElhannon, City Secretary

T:\Legal\DEVELOPMENT SERVICES (Planning)\Zoning\ORD\501 Florence\_RT to C-1\_073021.docx





# Location Map

Case # PZ-2021-13

Location:  
501 Florence Street

## Legend

200' Notification Area  
Subject Properties



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.



The Kerrville

Weekend, August 28-29, 2021

# DAILY TIMES CLASSIFIEDS

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#### Public Notice

#### Commercial Property

#### Full-time Employment

#### Full-time Employment

#### Full-time Employment

#### Full-time Employment

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2400 sf shop  
space off of goat  
creek cut off.  
New construction  
with 2 bay doors,  
spray insulation,  
and bathroom.  
\$.80 per foot.  
Electricity  
included.  
830-739-1300

Help Wanted  
to do Carpenter  
Work Honest &  
Dependable  
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Welders,  
Line Cooks,  
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10pm-6am  
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Stable Hand full  
or part time.  
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asap. Start at \$10  
per hour. Non  
smoker. Reliable.  
Housing available  
with references.  
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— EOE —

**C&M CONCRETE**

#### CITY OF KERRVILLE, TEXAS ORDINANCE NO. 2021-18

AN ORDINANCE AMENDING CHAPTER 60, CODE OF ORDINANCES, CITY OF KERRVILLE, TEXAS; CHAPTER 60 MORE COMMONLY KNOWN AS THE CITY'S ZONING CODE; BY CHANGING THE ZONING OF A PROPERTY KNOWN AS 3210 RIVERSIDE DRIVE AND OUT OF THE