

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2023-32**

**AN ORDINANCE CHANGING THE ZONING OF A PROPERTY
KNOWN AS 518 AND 520 LOIS STREET, CONSISTING OF LOTS
1-3, BLOCK 25, OF THE WESTLAND ADDITION, AND WITHIN
THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; FROM A
SINGLE-FAMILY RESIDENTIAL WITH ACCESSORY
DWELLING UNIT ZONING DISTRICT (R-1A) TO A LIGHT
COMMERCIAL ZONING DISTRICT (C-2); 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 November 14, 2023, 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 518 and 520 Lois Street; such change to result in the removal of the property from a Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A) to placement within a Light Commercial Zoning District (C-2); and

WHEREAS, on November 14, 2023, 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, Chapter 60 of the Code of Ordinances of the City of Kerrville, Texas, and the *Official Zoning Map* are amended to designate the following described property zoned as within a Light Commercial Zoning District (C-2):

**Legal Description: Being Lots 1-3, Block 25 of the
Westland Addition, a subdivision within the City of
Kerrville, Kerr County, Texas; said property
depicted at Exhibit A, attached hereto and made a
part hereof for all purposes, and hereafter referred
to as the “Property.”**

Address: 518 and 520 Lois Street, 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.

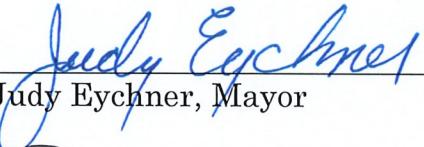
SECTION FIVE. Pursuant to Texas Local Government Code §52.013(a) and Section 3.07 of the City's Charter, the City Secretary is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of 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 14 day of November, A.D., 2023.

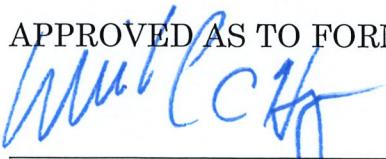
PASSED AND APPROVED ON SECOND AND FINAL READING, this the 12 of DECEMBER, A.D., 2023.

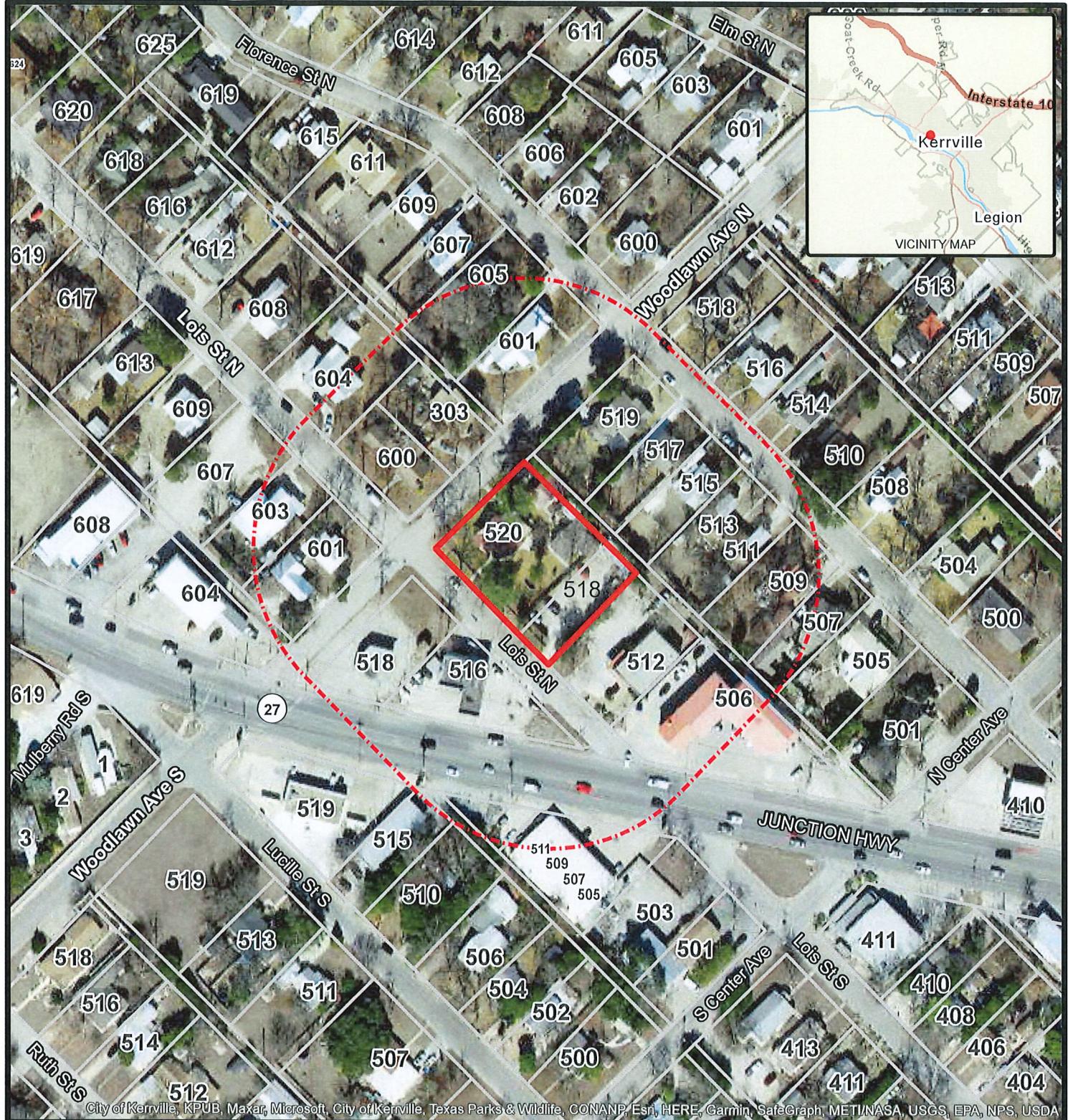
ATTEST:


Judy Eychner, Mayor


Shelley McElhannon, City Secretary

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney



Location Map

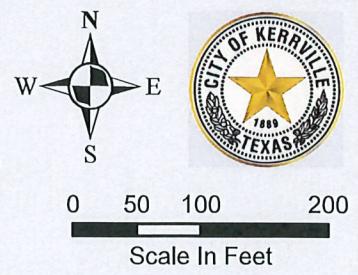
Case #PZ-2023-10 and PZ-2023-11

Location:

518 and 520 Lois Street

Legend

- Subject Properties
- 200 Feet Notification Area



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.