

**CITY OF KERRVILLE, TEXAS**  
**ORDINANCE NO. 2024-13**

**AN ORDINANCE AMENDING CHAPTER 60 OF THE CODE OF  
ORDINANCES, CITY OF KERRVILLE, TEXAS, OTHERWISE  
KNOWN AS THE CITY'S ZONING CODE; BY CHANGING THE  
ZONING OF THE PROPERTY KNOWN AS 3600 MEMORIAL  
BLVD (KERRVILLE VA MEDICAL CENTER) FROM A PUBLIC  
AND INSTITUTIONAL ZONING DISTRICT TO A MULTIFAMILY  
RESIDENTIAL ZONING DISTRICT; 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 May 14, 2024, 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 known as 3600 Memorial Blvd. (State Highway 27); such change to result in the removal of the property from a Public and Institutional Zoning District (PI) to placement within a Multifamily Residential Zoning District (R-3); and

**WHEREAS**, on May 14, 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.** The Zoning Code, as found within 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 Multifamily Residential Zoning District (R-3):

**Address:** 3600 Memorial Blvd, Kerrville, Texas 78028; and current site of the Kerrville VA Medical Center, said property depicted on the location map found at **Exhibit A**, attached hereto and made a part hereof for all purposes.

**SECTION TWO.** The City Manager 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.

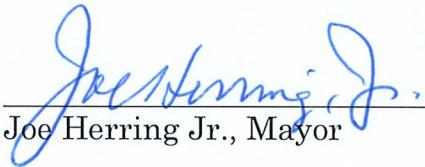
**SECTION FOUR.** The terms and provisions of this Ordinance shall be deemed to be severable in that if any portion of this Ordinance is declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

**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.

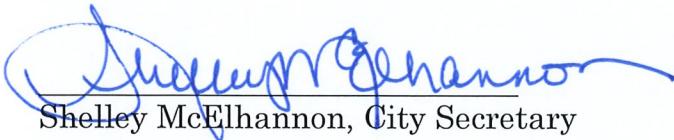
PASSED AND APPROVED ON FIRST READING, this the 14 day of MAY, A.D., 2024.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 28 of MAY, A.D., 2024.



Joe Herring Jr., Mayor

ATTEST:



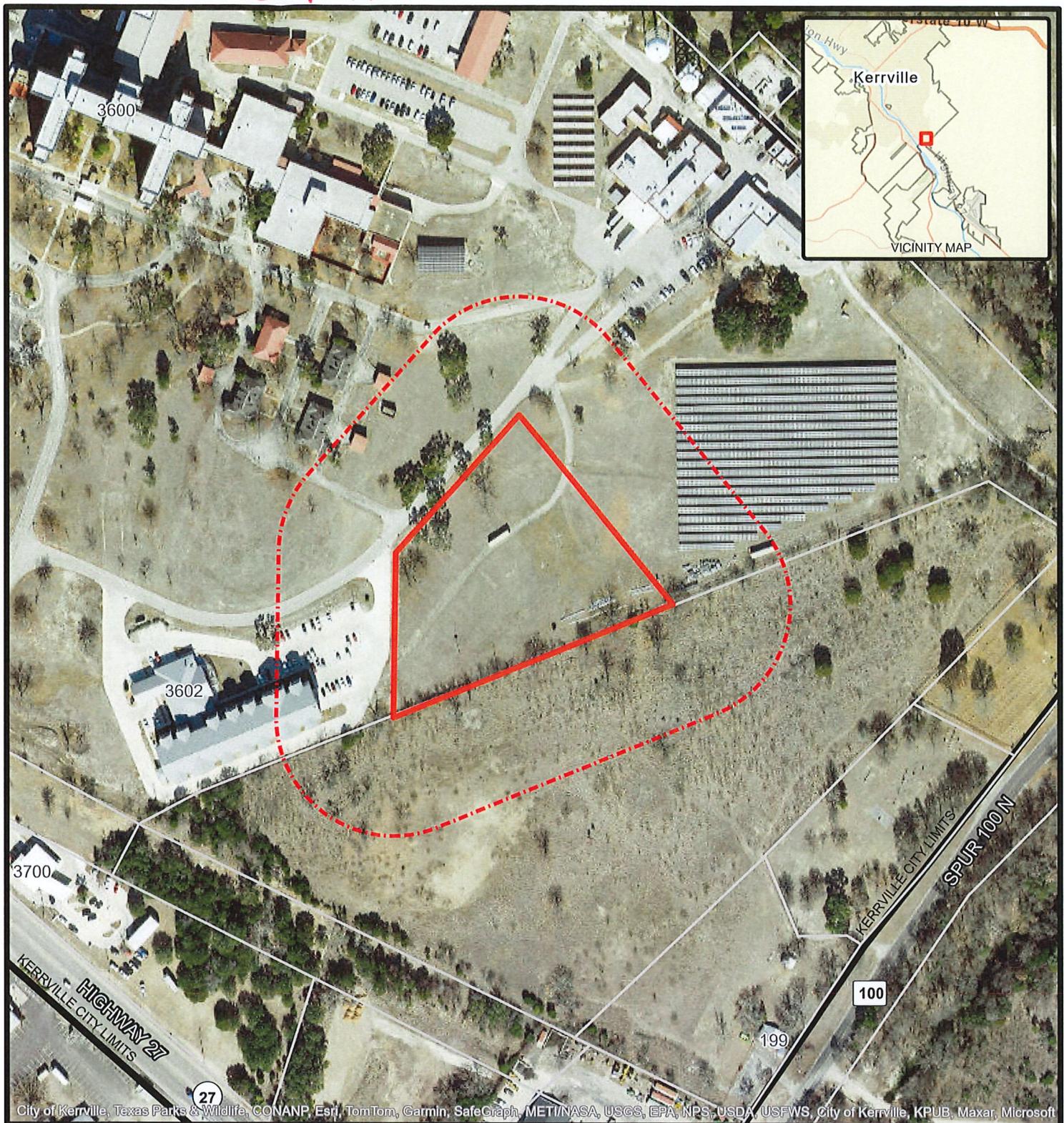
Shelley McElhannon, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

# EXHIBIT A



## Location Map

Case # PZ-2024-10

**Location:**

NO DATA PROVIDED BY KCAD

### Legend

- Subject Properties
- 200 Feet Notification Area



03/15/2024

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.



KATUS  
BEIJING GHOST

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Voice: 512/478-3880  
Firm Reg No. BR 1792

Not for Regulatory  
Approval,  
Permitting, or  
Construction

Freedom's Path Kerrville Phase II  
Supportive Housing  
3600 Memorial Blvd.

Date:  
02/12/2024

Project No:  
24-D-303

Sheet No:

