

**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**

**WHEREAS**, as authorized by Chapter 311 of the Texas Tax Code (the “Act”) and pursuant to Ordinance No. 2023-30, adopted by the City Council of the City of Kerrville, Texas (the City) on November 14, 2024, the City created Tax Increment Reinvestment Zone Number Two, City of Kerrville, Texas (the Zone); and

**WHEREAS**, on September 4, 2024, the board of directors of the Zone (the Board) adopted a Project and Financing Plan for the Zone, attached as **Exhibit A**, as required by Section 311.011(a) of the Act;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF KERRVILLE, TEXAS:**

**SECTION ONE. FINDINGS.** The City makes the following findings of fact:

- A. The statements and facts set forth in the recitals of this Ordinance are true and correct.
- B. The Plan includes all information required by Sections 311.011(b) and (c) of the Act.
- C. The Plan is feasible and the project plan conforms to the City’s Comprehensive Plan (*Kerrville 2050*).

**SECTION TWO. APPROVAL OF PLAN.** Based on the findings set forth in Section One of this Ordinance, the City approves the Plan.


**SECTION THREE. SEVERABILITY.** If any portion, section, or part of a section of this Ordinance is subsequently declared invalid, inoperative, or void for any reason by a court of competent jurisdiction, the remaining portions, sections, or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion, or judgment.

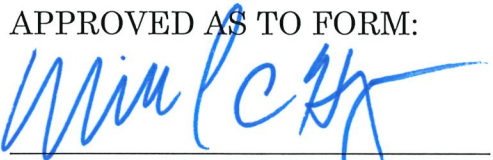
PUBLISHED 11/16/2024

**SECTION FOUR. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption.

**PASSED AND APPROVED ON FIRST READING,** this the 08 day of OCTOBER A.D., 2024.

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

  
\_\_\_\_\_  
Joe Herring, Jr., Mayor

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Michael C. Hayes, City Attorney

**ATTEST:**  
  
\_\_\_\_\_  
~~Shelley McElhammon, City Secretary~~  
**KESHA FRANCHINA, DEPUTY CITY SECRETARY**

## **EXHIBIT A**

CITY OF KERRVILLE, TEXAS  
TAX INCREMENT REINVESTMENT ZONE TWO  
PROJECT & FINANCING PLAN

Participation Levels:

City of Kerrville: 100%

## Introduction

The City of Kerrville Tax Increment Reinvestment Zone Two (TIRZ #2) encompasses approximately 100.36 acres generally located along Loop 534 north of Olympic Drive and adjacent to Hal Peterson Middle School. The goal of the development of TIRZ #2 is to allow for partial reimbursement to a developer, Lennar Homes, for public infrastructure costs related to a new housing development focused on the construction of attainable housing. The new development will help satisfy a housing shortage in the City and support Kerrville 2050, the City's Comprehensive Plan, adopted by City Council in 2019. Workforce housing shortages are causing labor deficits to businesses in the City, especially in area schools, hospitals, and public safety departments. Because of the cost of infrastructure related to the project, without the TIRZ, this project would not be developed in a way to have near-term impact on the housing shortage. TIRZ #2 has a term of 30 years beginning January 1, 2024 and ending January 1, 2054.

## Project Overview

TIRZ #2 will provide financing through increment (above the base year) collected from the Maintenance & Operations (M&O) portion of property tax collected from homes developed within the zone in accordance with both Ordinance 2023-30 and Development Agreement 2024-15. Increment will be used to repay the developer for infrastructure costs incurred during project development. Lennar Homes is expected to incur expenses in an approximate amount of \$32,803,576 related to infrastructure development required to implement the project plan. The project will include construction of 490 homes over the course of eight years to be priced between 80% and 120% of the Area Median Family Income (AMFI) within Kerr County, Texas, as annually established by the Texas Department of Housing and Community Affairs (TDHCA) Home Program. No persons will be displaced as a result of the implementation of this plan. Zoning changes were made to this property, which is currently unimproved, by Ordinance 2023-29, in the following ways:

- Annexing the portion of the property outside of the City of Kerrville city limits into the City
- Changing a portion of the property from an Agricultural District and Public and Institutional District to a Planned Development District allowing for residential use
- Changing a portion of the property from an Agricultural District and Public and Institutional District to a General Commercial District
- This project was presented to and approved by City Council as follows:

### Ordinance #2023-29

Public Hearing and First Reading:	October 10, 2023
Final Approval and Second Reading:	November 14, 2023

### Ordinance # 2023-30:

Public Hearing and First Reading:	October 10, 2023
Final Approval and Second Reading:	November 14, 2023

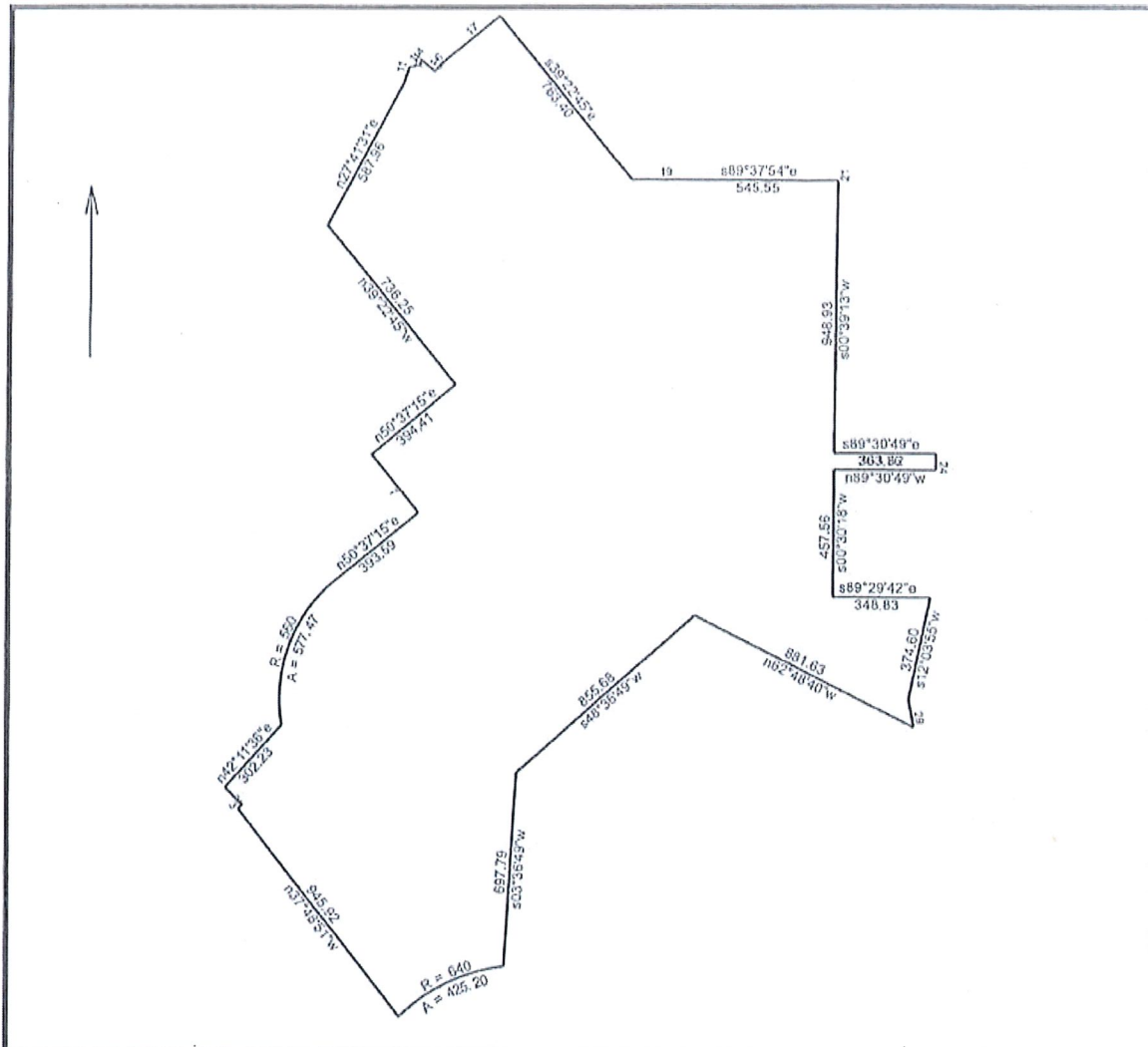
### Development Agreement #2024-15:

Approval:	January 23, 2024
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# PROJECT MAPS

## Exhibit B



8/1/2023

Scale: 1 inch= 515 feet

File: 100.3158 AC.ndp

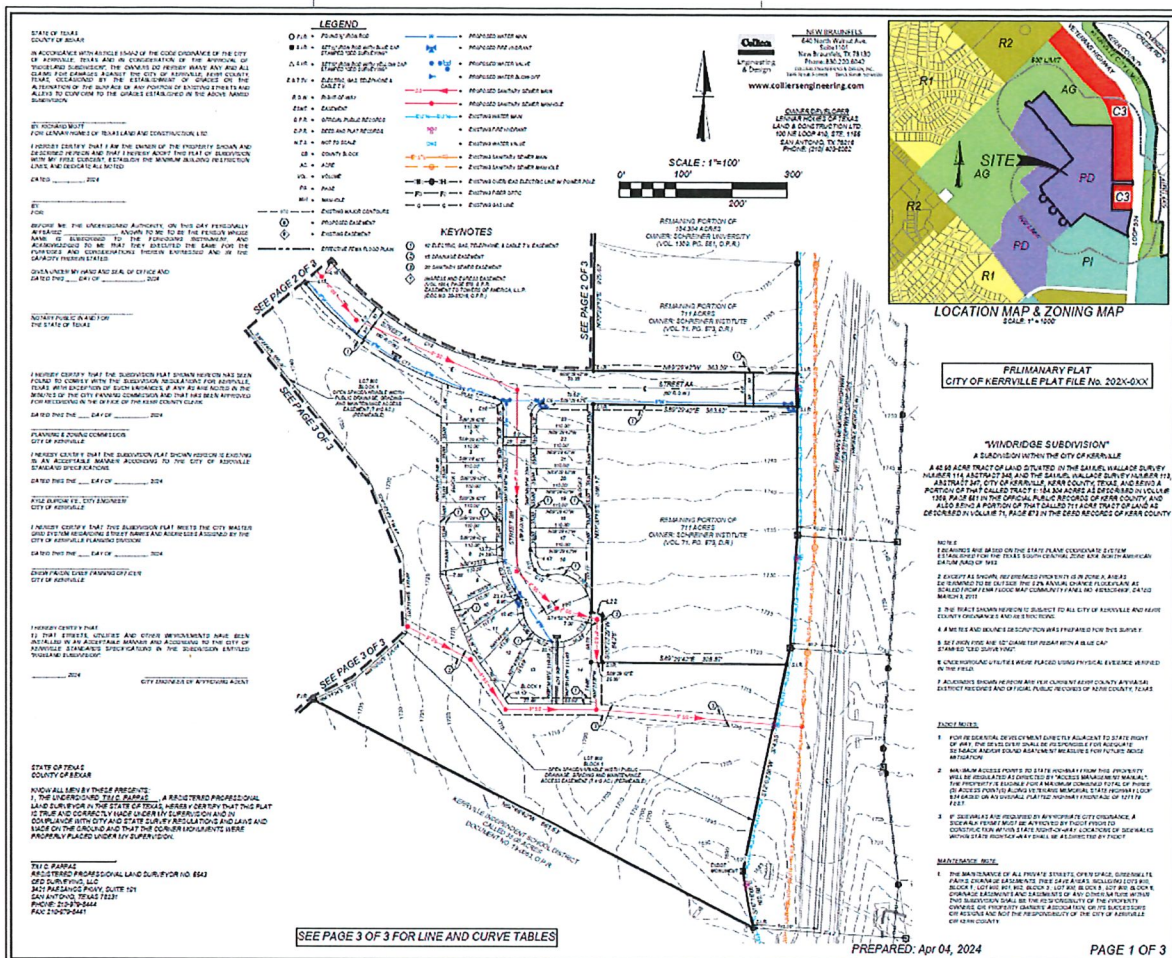
*Job 20-118*

Tract 1: 100.3158 Acres, Closure: s40.0544w 0.03 ft. (1/446603), Perimeter=12219 ft.

01 n37.4851w 945.92 ✓	20 s89.3754e 545.55 ✓
02 n53.3609e 19.48 ✓	21 s01.4123w 30.15 ✓
03 n44.4014w 90.44 ✓	22 s00.3913w 948.93 ✓
04 n42.1136e 302.23 ✓	23 s89.3049e 363.36 ✓
05 Rt, r=560.00, arc=577.47, chord=n19.2426e 549.32 ✓	24 s00.0002e 60.00 ✓
06 n50.3715e 393.59 ✓	25 n80.3049w 363.62 ✓
07 n39.2245w 270.00 ✓	26 s00.3018w 457.56 ✓
08 n50.3715e 394.41 ✓	27 s89.2942e 348.83 ✓
09 n39.2245w 736.25 ✓	28 s12.0355w 374.60 ✓
10 n27.4131e 587.96 ✓	29 s10.1605e 102.58 ✓
11 n17.5741e 60.00 ✓	30 n62.4840w 881.63 ✓
12 s71.2116e 10.27 ✓	31 s48.3649w 855.68 ✓
13 Rt, r=20.33, arc=25.39, chord=n72.5152e 23.77 ✓	32 s03.3649w 697.79 ✓
14 n37.5552e 23.00 ✓	33 Lt, r=640.00, arc=425.20, chord=s64.0925w 417.42
15 s50.3211e 60.00 ✓	
16 Rt, r=370.00, arc=46.21, chord=n43.0228e 46.18 ✓	
17 n50.4602e 260.73 ✓	
18 s39.2245e 763.40 ✓	
19 s89.3754e 196.74 ✓	



## Preliminary Platt









## **Windridge Subdivision Preliminary Plat Conditions of Approval**

### **Conditions, per City Code, to be completed prior to submitting Civil Construction Plans:**

- Approval of Adequate Facilities Plan
  - o Extend sewer and water to AG zoned property.
  - o Extend sewer in Street AA to serve future development.
  - o Extend water in Street AA to serve future development and to provide a loop for Street CC.
  - o Consider delaying construction of northern end of Street AA until needed for future development and install barricades at the intersection.
- Coordination with Fire to address the following:
  - o Accesses proposed for Street GG and Street FF need to meet the following:
    - D107.2 Remoteness
    - D107.1 Two separate fire apparatus access roads.

### **Conditions to be completed prior to submitting Final Plat:**

- Approval of Civil Construction Plans

### **Conditions to be completed prior to recording Final Plat:**

- Approval of Final Plat through P&Z
- Completion and approval of all civil construction improvements
- Payment of Parkland Dedication Fee

### **Conditions to be completed prior to submitting for Building Permits:**

- Assignment of addresses for each single-family residential lot
- Recording of the Final Plat
- Completion and approval of all civil construction improvements related to fire safety
- Completion and operation of the Travis Booster Station

## **TIRZ Board**

A board of directors for the Zone shall consist of seven (7) members. Lennar Homes selected each of the members and submitted names to City Council. City Council appointed Lennar's selections to the Board were approved by City Council on January 23, 2024. The Board shall make recommendations to City Council concerning the administration, management, and operation of the zone. The Board shall prepare and adopt a project plan and a financing plan for the zone and present plans to City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. The Board is not authorized to issue bonds, impose taxes or fees, exercise power of eminent domain or give final approval to project of finance plans of the zone. The Board must also act in accordance with applicable ordinances and agreements approved by City Council for the zone.

## **Plan of Finance**

The tax year 2024 will be used to establish the base value of the TIRZ. The estimated appraised value of the TIRZ #2 is \$943,905. Official value will be updated once determined by Kerr Center Appraisal District upon completion of property division. Net Taxable Value will be considered the Base Value. Projected captured values that would be taxed to produce revenues to pay for the TIRZ expenses commenced the City's fiscal year 2024 with collections commencing in tax year 2024 (fiscal year 2025) in accordance with the City Council approved development agreement 2024-15 with Lennar Homes. Collections from the maintenance and operations (M&O) portion of property tax received from the defined geographical area will be deposited to the following funds as prescribed by Ordinance 2023-30:

City of Kerrville General Fund: 40%

City of Kerrville TIRZ #2 Fund: 60%

The City of Kerrville TIRZ Board may only use the City of Kerrville (City) contribution to the TIRZ Fund to pay expenditures to reimburse the developer for infrastructure costs incurred as provided within development agreement 2024-15. The developer (Lennar Homes) is entitled to reimbursement up to a maximum of \$27,803,576. Payment to the developer will be reimbursed at a rate of 60% of increment collected above the base year. The City will retain 40% in the general fund.

The TIRZ collections for this project shall begin on January 1, 2024 and shall not extend beyond January 1, 2054. The City of Kerrville is the only participating taxing entity and, as such, is participating at 100%. Pursuant to Chapter 311.012, of the Texas Tax Code, TIRZ #2 is determined to be economically feasible.



## ADDITION OF PROPERTY TAX VALUATION PROVIDED BY DEVELOPER

Development Assumptions Provided by Developer							Detail			
Tax Year	Single Family						Value of Homes	Projected Total Values	Cummulative Total Values	Fiscal Year
	2.5 du/acre	Number of Homes	3.5 du/acre	Value of Homes	4.5 du/acre	Home Value to TAV				
2024	-	-	-	-	-	-	-	-	-	2025
2025	-	72	-	285,000	-	95%	-	19,494,000	19,494,000	2026
2026	-	72	-	285,000	-	95%	-	19,494,000	38,988,000	2027
2027	-	72	-	285,000	-	95%	-	19,494,000	58,482,000	2028
2028	-	72	-	285,000	-	95%	-	19,494,000	77,976,000	2029
2029	-	72	-	285,000	-	95%	-	19,494,000	97,470,000	2030
2030	-	72	-	285,000	-	95%	-	19,494,000	116,964,000	2031
2031	-	72	-	285,000	-	95%	-	19,494,000	136,458,000	2032
2032	-	46	-	285,000	-	95%	-	12,454,500	148,912,500	2033
2033	-	-	-	-	-	-	-	-	148,912,500	2034
2034	-	-	-	-	-	-	-	-	148,912,500	2035
2035	-	-	-	-	-	-	-	-	148,912,500	2036
2036	-	-	-	-	-	-	-	-	148,912,500	2037
2037	-	-	-	-	-	-	-	-	148,912,500	2038
2038	-	-	-	-	-	-	-	-	148,912,500	2039
2039	-	-	-	-	-	-	-	-	148,912,500	2040
2040	-	-	-	-	-	-	-	-	148,912,500	2041
2041	-	-	-	-	-	-	-	-	148,912,500	2042
2042	-	-	-	-	-	-	-	-	148,912,500	2043
2043	-	-	-	-	-	-	-	-	148,912,500	2044
2044	-	-	-	-	-	-	-	-	148,912,500	2045
2045	-	-	-	-	-	-	-	-	148,912,500	2046
2046	-	-	-	-	-	-	-	-	148,912,500	2047
2047	-	-	-	-	-	-	-	-	148,912,500	2048
2048	-	-	-	-	-	-	-	-	148,912,500	2049
2049	-	-	-	-	-	-	-	-	148,912,500	2050
2050	-	-	-	-	-	-	-	-	148,912,500	2051
2051	-	-	-	-	-	-	-	-	148,912,500	2052

550

\$ 148,912,500

### Other Assumptions

City M&O Tax Rate (2024)

\$ 0.4185

County M&O Tax Rate (2023)

\$ -

### Allocations of City Tax Rate on Incremental Values

City

40%

Developer

60%

### Allocations of County Tax Rate on Incremental Values

County

0%

Developer

0%

Ad Valorem Tax Collections

98.5%

Home Value Applied to TAV

95%

Home Value Escalator

1.00%



### PROJECTED REVENUES BASED ON ESTIMATED VALUATION

FISCAL YEAR	PROJECTED CUMMULATIVE TAXABLE ASSESSED VALUE	GROWTH RATE	INCREMENTAL GROWTH IN ASSESSED VALUE	PROJECTED ANNUAL CITY REVENUE 40%	PROJECTED ANNUAL REBATE TO DEVELOPER 60%	TOTAL PROJECTED REVENUE
2025	-	-	-	-	-	-
2026	19,494,000		19,494,000	32,143	48,215	80,359
2027	39,182,940	101%	19,688,940	64,608	96,913	161,521
2028	59,068,769	51%	19,885,829	97,398	146,097	243,495
2029	79,153,457	34%	20,084,688	130,515	195,773	326,288
2030	99,438,992	26%	20,285,535	163,964	245,946	409,910
2031	119,927,382	21%	20,488,390	197,747	296,621	494,368
2032	140,620,655	17%	20,693,274	231,868	347,802	579,670
2033	154,481,362	10%	13,860,707	254,723	382,084	636,807
2034	156,026,176	1%	1,544,814	257,270	385,905	643,175
2035	157,586,437	1%	1,560,262	259,843	389,764	649,607
2036	159,162,302	1%	1,575,864	262,441	393,662	656,103
2037	160,753,925	1%	1,591,623	265,066	397,598	662,664
2038	162,361,464	1%	1,607,539	267,716	401,574	669,290
2039	163,985,079	1%	1,623,615	270,393	405,590	675,983
2040	165,624,929	1%	1,639,851	273,097	409,646	682,743
2041	167,281,179	1%	1,656,249	275,828	413,742	689,571
2042	168,953,990	1%	1,672,812	278,587	417,880	696,466
2043	170,643,530	1%	1,689,540	281,372	422,059	703,431
2044	172,349,966	1%	1,706,435	284,186	426,279	710,465
2045	174,073,465	1%	1,723,500	287,028	430,542	717,570
2046	175,814,200	1%	1,740,735	289,898	434,847	724,746
2047	177,572,342	1%	1,758,142	292,797	439,196	731,993
2048	179,348,065	1%	1,775,723	295,725	443,588	739,313
2049	181,141,546	1%	1,793,481	298,682	448,024	746,706
2050	182,952,962	1%	1,811,415	301,669	452,504	754,173
2051	184,782,491	1%	1,829,530	304,686	457,029	761,715
2052	186,630,316	1%	1,847,825	307,733	461,599	769,332
2053	188,496,619	1%	1,866,303	310,810	466,215	777,025
2054	190,381,585	1%	1,884,966	313,918	470,877	784,796
<b>TOTAL</b>				<b>\$ 7,151,714</b>	<b>\$ 10,727,571</b>	<b>\$17,879,286</b>

#### Footnotes

Taxable Assessed Values Provided by Developer  
Does not impact Debt Fund



LOCATION OF PROPOSED PUBLIC INFRASTRUCTURE WITH  
ESTIMATED DEVELOPMENT COST  
PROVIDED BY DEVELOPER

### Windridge Opinion of Probable Cost (Phase 1A, 1B, 1C, 2A, 2B, & 2C)

Phase 1A OPC (Unit 1A)	
Lots:	81
Unit 1A Acreage	23.47
<b>Improvements &amp; Costs</b>	<b>Total Cost</b>
Clearing & Grading	\$564,186.32
Street & Drainage	\$1,467,359.47
Water	\$281,361.66
Sewer	\$378,930.18
SWPPP	\$25,000.00
Platting Costs	\$4,480.00
Other Construction Costs	\$695,750.00
<b>Total Improvements &amp; Costs</b>	<b>\$3,417,067.63</b>
3% Mobilization	\$102,512.03
1% Testing	\$34,170.68
1% Geotech	\$34,170.68
10% Contingency	\$341,706.76
10% Eng. Cost	\$341,706.76
<b>Total OPC for Unit 1A</b>	<b>\$4,271,334.54</b>

Phase 1B OPC (Unit 1B)	
Lots:	50
Unit 1B Acreage	10.94
Improvements & Costs	Total Cost
Clearing & Grading	\$336,444.75
Street & Drainage	\$1,029,148.33
Water	\$183,703.84
Sewer	\$201,263.27
SWPPP	\$19,700.00
Platting Costs	\$3,550.00
Other Construction Costs	\$425,500.00
<b>Total Improvements &amp; Costs</b>	<b>\$2,199,310.19</b>
3% Mobilization	\$65,979.31
1% Testing	\$21,993.10
1% Geotech	\$21,993.10
10% Contingency	\$219,931.02
10% Eng. Cost	\$219,931.02
<b>Total OPC for Unit 1B</b>	<b>\$2,749,137.74</b>

Phase 1COPC (Unit 1C)	
Lots:	103
Unit 1C Acreage	13.13
Improvements & Costs	Total Cost
Clearing & Grading	\$661,740.36
Street & Drainage	\$1,154,512.14
Water	\$319,155.83
Sewer	\$420,347.54
SWPPP	\$20,600.00
Platting Costs	\$5,140.00
Other Construction Costs	\$864,750.00
<b>Total Improvements &amp; Costs</b>	<b>\$3,446,245.87</b>
3% Mobilization	\$103,387.38
1% Testing	\$34,462.46
1% Geotech	\$34,462.46
10% Contingency	\$344,624.59
10% Eng. Cost	\$344,624.59
<b>Total OPC for Unit 1C</b>	<b>\$4,307,807.34</b>

Offsite OPC's	
Improvements	Total Cost
Street & Drainage	\$4,150,192.20
Water	\$684,277.50
Sewer	\$638,687.23
<b>Total Improvements</b>	<b>\$5,473,156.93</b>
3% Mobilization	\$164,194.71
10% Contingency	\$547,315.69
10% Eng. Cost	\$547,315.69
<b>Total Offsite OPC</b>	<b>\$6,731,983.02</b>

Total Project Cost	
Lots:	511
Total Acreage	100.33
Improvements & Costs	Total Cost
Clearing & Grading	\$3,400,265.65
Street & Drainage	\$13,257,525.13
Water	\$2,336,569.46
Sewer	\$2,811,941.14
SWPPP	\$162,750.00
Platting Costs	\$27,630.00
Other Construction Costs	\$4,333,750.00
<b>Total Improvements &amp; Costs</b>	<b>\$26,330,431.38</b>
3% Mobilization	\$789,912.94
Testing	\$208,572.74
Geotech	\$208,572.74
10% Contingency	\$2,633,043.14
10% Eng. Cost	\$2,633,043.14
<b>Total Cost of Project</b>	<b>\$32,803,576.09</b>

Phase 2A OPC (Unit 2A)	
Lots:	98
Unit 2A Acreage	19.13
<b>Improvements &amp; Costs</b>	<b>Total Cost</b>
Clearing & Grading	\$651,728.34
Street & Drainage	\$2,092,655.41
Water	\$355,425.10
Sewer	\$433,596.51
SWPPP	\$38,350.00
Platting Costs	\$4,990.00
Other Construction Costs	\$837,000.00
<b>Total Improvements &amp; Costs</b>	<b>\$4,413,745.36</b>
3% Mobilization	\$132,412.36
1% Testing	\$44,137.45
1% Geotech	\$44,137.45
10% Contingency	\$441,374.54
10% Eng. Cost	\$441,374.54
<b>Total OPC for Unit 2A</b>	<b>\$5,517,181.70</b>

Phase 2B OPC (Unit 2B)	
Lots:	113
Unit 2B Acreage	14.79
Improvements & Costs	Total Cost
Clearing & Grading	\$727,303.68
Street & Drainage	\$1,084,641.94
Water	\$294,278.61
Sewer	\$444,675.74
SWPPP	\$23,550.00
Platting Costs	\$5,440.00
Other Construction Costs	\$940,750.00
<b>Total Improvements &amp; Costs</b>	<b>\$3,520,639.97</b>
3% Mobilization	\$105,619.20
1% Testing	\$35,206.40
1% Geotech	\$35,206.40
10% Contingency	\$352,064.00
10% Eng. Cost	\$352,064.00
<b>Total OPC for Unit 2B</b>	<b>\$4,400,799.96</b>

Phase 2C OPC (Unit 2C)	
Lots:	66
Unit 2C Acreage	18.87
Improvements & Costs	Total Cost
Clearing & Grading	\$458,862.20
Street & Drainage	\$2,279,015.64
Water	\$218,366.92
Sewer	\$294,440.67
SWPPP	\$35,550.00
Platting Costs	\$4,030.00
Other Construction Costs	\$570,000.00
<b>Total Improvements &amp; Costs</b>	<b>\$3,860,265.43</b>
3% Mobilization	\$115,807.96
1% Testing	\$38,602.65
1% Geotech	\$38,602.65
10% Contingency	\$386,026.54
10% Eng. Cost	\$386,026.54
<b>Total OPC for Unit 2C</b>	<b>\$4,825,339.79</b>

## Conclusion

Workforce housing is an issue that the City has been heavily focused on in recent years and is outlined in the City's Comprehensive Plan. Workforce shortages continue to be attributed to a lack of attainable housing in the area. This project will provide one solution to this problem. Without the creation of the TIRZ and the financing allowed by the zone, this property would not create a solution to the workforce housing issue in the near-term. The TIRZ #2 is in compliance with Tax Code 311.008 by encouraging future residential development.



# 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) 898-5127.

**Blue Ox V-5 tow bar,** 2" coupler Class 3 5,000 lbs., Model 89S-3, \$250. Call (830) 896-4947.

**Blue Ox Aventa II tow bar,** BK7335 Class IV, 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 feet long, extra wide, all 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, 9-14 inches with hard case, sun filter, \$2,000. Call (830) 898-1939.

**Mens Black and blue new walking tennis shoes** with grip soles, size 10.5, \$25. Men's ski boots, black with turquoise buckles, size 10-11 or 26.5, hardly worn, \$50. Men's walking/work ankle boots, dark and light brown, thick soles, never worn, size 11, \$50. Camera tripod, \$20. Call (830) 257-4437.

**Rambo electric** camo hunting bike RT50XP w/ rear luggage rack & saddle bag, 4.0 inch Maxxis tires, gunbow rack, \$2,995. Local pick-up only. Call (830) 898-1664.

**3.1 Stereo sound system:** Yamaha RX-V663 w/AudioVideo Receiver, "Mirage" subwoofer, Center speaker, Two Yamaha tower speakers-NS-F210 \$500. Local pick-up only. Call (830) 898-1664.

**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" w/ twin grass bagger attachment \$2,000; Silt trimmer F85R \$200; echo PB-755ST \$250; Billy goat with hose kit vacuum \$845; Honda self-propelled 38.1 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,** 16'w, practically new, \$150; Broadcaster, 40-gallon grain/fertilizer, pro driven, \$125; Broadcaster, 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 cash, pick up Center Point area. Call (830) 353-0480, leave a message.

**Large wooden tool box/closet** 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) 285-8949.

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

**Affordable Foundations House** Levelling

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

**3-12% 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 service. Please call or text Mari at (469) 714-8905. License # MT123278, www.oasidrelax.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 Lizbeth (830) 890-8697.

**Jennys Cleaning Service** cleans Homes, B&Bs, Apartments, and Offices. Call (830) 456-1044 or email us at Chant1975@icloud.com.

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

**Plano Lessons** for Beginners and advanced. University trained music major residing in Kerrville. 1 hour, \$25. 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 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 plat for Hall Ranch and the revision of plat for Hall Ranch Lot 3: Plat files 22-07892 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 Commissioner's Courtroom, 700 Main Street, Kerrville Texas, regarding an application for a revision plat known as Shadow Bluff Tract 6, 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 LOCATED 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.

**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 ZONING DISTRICT ORDERING PUBLICATION; PROVIDING OTHER MATTERS RELATING TO THE SUBJECT.

**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. Chisolm, 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) 895-5299  
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 Jason Joseph Harper, Deceased

To the alleged heir(s) at law in the above numbered and entitled estate, Nelson 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 Tommy Wade Dove, 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 bears.

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, you or your attorney must file any objection, intervention or response in writing 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 Afford  
Clerk of the County Court  
Kerr County, Texas

by Alie 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, Nikola Xavier, Sofia-Rose 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 bears.

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, you or your attorney must file any objection, intervention or response in writing 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 Afford  
Clerk of the County Court  
Kerr County, Texas

by Alie 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) 257-5005

## 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. P24-059, 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 29, 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 29, 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 29, 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 Burrer were issued on October 17, 2024, in Docket No. P24-220, pending in the County Court of Kerr County, Texas, to Radonna Marie Chambless. 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 Chambless  
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 Margaret Louise Burrer

## 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](http://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 10:00 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 deposits 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 830-896-1050. **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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