

**KERRVILLE CITY COUNCIL AGENDA**  
**REGULAR COUNCIL MEETING, SEPTEMBER 11, 2018, 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**INVOCATION:**

Offered by Judy Eychner, Councilmember Place Three.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**1. ANNOUNCEMENTS OF COMMUNITY INTEREST:**

Announcement of items of community interest, including expressions of thanks, congratulations, or condolences; information regarding holiday schedules; honorary recognitions of city officials, employees, or other citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city officials or employees; and announcements involving imminent threats to the public health and safety of the city. No action will be taken.

**2. VISITORS/CITIZENS FORUM:**

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers and each speaker is limited to four minutes.

**3. PRESENTATIONS AND RECOGNITION:**

3.A Certificate of Recognition for Charvy Tork, Director of Information & Technology for the City of Kerrville, Texas for obtaining the Certified Government Chief Information Officer accreditation.

Attachments:

[Charvy Tork Recognition.pdf](#)

3B. Proclamation recognizing September as Recovery Month.

Attachments:

[Proclamation for Recovery Month.pdf](#)

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The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services should be made in advance. Please contact the City Secretary's Office at 830-257-8000.

I hereby certify that this notice of meeting was posted on the bulletin board at the Kerrville City Hall, and said notice was posted on the following date and time: September 7, 2018 at 5:30 p.m. and posted continuously for at least 72 hours preceding the scheduled time of meeting.

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Cheryl Brown  
Interim City Secretary, City of Kerrville, Texas

**4. CONSENT AGENDA:**

These items are considered routine and can be approved in one motion unless a Councilmember asks for separate consideration of an item. It is recommended that the City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

4A. Minutes for the City Council workshop held on August 21, 2018.

Attachments:

[2018 0821 Workshop.doc](#)

4B. Resolution No. 38-2018 authorizing the closure of a portion of Memorial Highway (Hwy. 27) during certain hours and dates from 2018-2022 for the City of Kerrville's Annual Holiday Lighted Parade and authorizing the Mayor to execute an agreement for the temporary closure of state right-of-way with the Texas Department of Transportation.

Attachments:

[AB\\_Resolution\\_for\\_the\\_Holiday\\_Lighted\\_Parade.docx](#)

[Resolution 38-2018.pdf](#)

4C. Community Service Agreement for funding in support of a youth event at Tivy High School.

Attachments:

[AB\\_Sponsorship\\_Annual\\_Recovery\\_Awareness\\_Project.docx](#)

[American Program Bureau Inc\\_090718.docx](#)

**END OF CONSENT AGENDA**

**5. PUBLIC HEARINGS:**

5A. Public hearing regarding the annexation of an approximate 5.335 acre tract of land, located within the William Watt Survey No. 65, Abstract No. 364, Kerr County, Texas, being generally located adjacent to State Highway 173, and part of the Comanche Trace Residential Subdivision, said tract also known as Comanche Trace Section 15; proposed zoning for the tract is Planned Development (Zoning) District to authorize single family residential.

Attachments:

[AB\\_Comanche\\_Trace\\_Ph\\_15-annexation-1st\\_PH.docx](#)

[Annex - Comanche Trace Phase 15 Map - v2.pdf](#)

5B. Public hearing regarding the annexation of an approximate 3.669 acre tract of land, located within the J.D. Leavell Survey No. 1862, Abstract No. 1435, Kerr County, Texas; being known as 884 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District.

Attachments:

[AB\\_884-Harper\\_Rd-annexation-1.docx](#)

[884\\_Harper\\_Rd-Location\\_Map.pdf](#)

5C. Public hearing regarding the annexation of an approximate 0.885 acre tract of land, being located within both the Jesus Hernandez Survey No. 548, Abstract No. 189 and the M.K. and T.E. Railway Co. Survey No. 1862, Abstract No. 1435, Kerr County,

Texas, being known as 874 Farm to Market Road 783 (Harper Highway); proposed zoning for the tract is the Gateway Zoning District.

Attachments:

[AB\\_874-Harper\\_Rd-annexation-1.docx](#)

[874\\_Harper\\_Rd-Location\\_Map.pdf](#)

5D. Public hearing regarding the annexation of an approximate 59.09 acre tract of land, located within both the Joseph S. Anderson Survey No. 141, Abstract No. 2, and the J.S. Sayder Survey No. 142, Abstract No. 290, Kerr County, Texas; being generally located adjacent to State Spur 98 (Thompson Drive), addressed as 1515 Knapp Road S.), proposed zoning for the tract is 7-W Zoning District.

Attachments:

[AB\\_59\\_ac\\_Thompson\\_Dr\\_annexation-1.docx](#)

[Boundary Survey-59 Ac Annexation Tract-REV180806.pdf](#)

[Prelim Plat\\_revised.pdf](#)

## **6. PUBLIC HEARINGS AND ORDINANCES FIRST READING**

6A. Ordinance No. 2018-20 amending the City's "Zoning Code" by changing the Zoning District for property out of the William Watt Survey No. 65, Abstract No. 364, and the William Watt Survey No. 66, Abstract No. 365, specifically Lots 1 through 6 and Lots 22-34, which make up a portion of Comanche Trace, Phase 13, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as those lots addressed as 3001 through 3011 and 2002 through 2024 Club House Drive and 1001 Comanche Hills; by removing the area from a Planned Development Zoning District (PDD) and an "R-1" single Family Residential Zoning District and placing it within a Residential Cluster Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); ordering publication; and providing other matters relating to the subject.

Attachments:

[AB\\_ComancheTrace13-RC.docx](#)

[Ordinance 2018-20.pdf](#)

[2018-062 - Comanche Trace Phase 13 - Location Map.pdf](#)

[CTPh13 Villas-DEVELOPMENT SITE PLAN-180228.pdf](#)

[Final Plat\\_Recorded\\_06.22.18.pdf](#)

6B. Ordinance No. 2018-16 amending the City's "Zoning Code" by changing the Zoning District for Lots 52, 53, and 54, Block 14, the Parsons Addition, a subdivision within the City of Kerrville, Kerr County, Texas, and more commonly known as 213, 215, and 221 West Barnett Street; by removing the area from the "R1A" Residential Zoning District and placing it within the 11C Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); ordering publication; and providing other matters relating to the subject.

Attachments:

[AB\\_213-221\\_Barnett\\_11-C.docx](#)

[Ordinance No. 2018-16.pdf](#)

[Location Map.pdf](#)

[aerial map.pdf](#)  
[Project Summary.pdf](#)  
[Exterior Views.pdf](#)  
[support-letters-20180501.pdf](#)  
[Opposing Letter.pdf](#)

6C. Ordinance No. 2018-15 amending the City's "Zoning Code" by amending article 11-I-3 "Definitions and Interpretations of Words and Phrases" and Articles 11-1-4 through 11-1-11 to amend the land use tables for various zoning districts to add "Parking Structure" and "Parking Lot, Stand Alone", as uses that are either permitted by right or as a conditional use within each specified district; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of Two Thousand Dollars (\$2000.00); and ordering publication.

Attachments:

[AB\\_CUP\\_for\\_parking-zoning\\_code\\_amendment\\_2.docx](#)  
[Ordinance No. 2018-15.pdf](#)

6D. Ordinance No. 2018-19 designating a contiguous geographic area within the City as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as "Reinvestment Zone No. One, City of Kerrville"; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance, providing a severability clause; and providing an effective date.

[AB\\_Downtown TIRZ.docx](#)  
[Ordinance No. 2018-19.pdf](#)  
[Legal Description and Map.docx](#)  
[Kerrville TIRZ 1 PPFP v1.pdf](#)  
[TIRZ Exhibit C.pdf](#)

## **7. ORDINANCES, SECOND READING:**

7A. Ordinance No. 2018-18 levying an ad valorem tax for the use and support of the Municipal Government for the City of Kerrville, Texas, for Fiscal Year 2019; apportioning the levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid.

Attachments:

[AB\\_Second\\_Reading\\_Tax\\_Rate\\_Ordinance.docx](#)  
[Ordinance No. 2018-18 Levying an ad valorem tax.pdf](#)

7B. Ordinance No. 2018-17 adopting the annual budget for the City of Kerrville, Texas, Fiscal Year 2019; providing appropriations for each City Department and Fund; containing a cumulative clause; and containing a savings and severability clause.

Attachments:

[AB\\_Second\\_Reading\\_Budget\\_Ordinance.docx](#)  
[Ordinance No. 2018-17 Adopting the annual FY2019 City budget.pdf](#)  
[Response to Councilmember Baroody's questions.docx](#)

**8. CONSIDERATION AND POSSIBLE ACTION:**

8A. Resolution No. 37-2018 amending the City of Kerrville Fee Schedule by revising fees charged for various services and uses provided or offered by the City.

Attachments:

[AB\\_FY2019\\_Fee\\_Schedule.docx](#)

[Resolution No. 37-2018.pdf](#)

[FY2019\\_Fee\\_Schedule.pdf](#)

8B. Approval of the minutes for the regular City Council meeting held on August 14, 2018 was tabled at the August 28, 2018 meeting, due to requested revisions by Councilmember Baroody. The revisions have been made, and are attached.

Attachments:

[AB\\_August\\_14\\_minutes.docx](#)

[2018 0814 A.docx](#)

[2018 0814 B.docx](#)

**9. BOARDS AND COMMISSIONS:**

9A. The Kerrville Youth Advisory Committee.

Attachments:

[AB\\_KYAC\\_appointments 9-11-18.docx](#)

[Kerrville Youth Advisory Committee.docx](#)

**10. CITY MANAGER'S REPORT**

No questions or discussion may occur without an item being specifically posted on the agenda.

**11. ITEMS FOR FUTURE AGENDAS**

**12. EXECUTIVE SESSION:**

City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above including if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073 (deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

12A. Section 551.087 to discuss an offer of financial or other incentive to a business prospect with whom the City seeks to have, locate, stay or expand in the City as to a prospective hotel/convention center project.

12B. Section 551.072 to deliberate the purchase, exchange, lease, or value of real property; and Section 551.087 to discuss an offer of financial or other incentive to a business prospect with whom the City seeks to have, locate, stay, or expand in the City as to a prospective workforce housing/mixed use project on Loop 534.

12C. Section 551.071 (1)(A) to consult with City Attorney when City Council seeks the advice of its attorney about pending or contemplated litigation regarding: Lotus Peer Recovery LLC. Kacey Paige Williams, Christian Jane Rivers, and Madelyn Rebecca

Clark v. City of Kerrville, Texas (Cause No. 5:18-CV-00925; in the United States District Court for the Western District of Texas, San Antonio Division.

**13. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY**

**ADJOURNMENT.**