



**KERRVILLE CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING, MAY 28, 2019, 6:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS**

YOUR
VOICE
YOUR
CITY
kerrville2050.com

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

CALL TO ORDER:

Mayor Bill Blackburn

INVOCATION:

Offered by Councilmember Delayne Sigerman

PLEDGE OF ALLEGIANCE TO THE FLAG:

Led by Councilmember Delayne Sigerman

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:

3.A. Proclamation recognizing May 2019 as Building Safety Month.

Attachments:

[20190528_Proclamation_Building Safety Month May 2019.pdf](#)

3.B. Certificate of Recognition to Julian Zamudio, Turtle Creek Landscapes.

Attachments:

[20190528_Recognition_Julian Zamudio.pdf](#)

3.C. Present Certificate of Recognition to the Kerrville Public Utility Board for winning the National Competition to expand solar access.

Attachments:

[20190528_Recognition_KPUB National Solar Competition.pdf](#)

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: May 24, 2019 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon

Shelley McElhannon, 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:

4.A. Minutes for the Election Canvass meeting held May 14, 2019 at 5:00 p.m.

Attachments:

[20190528_Minutes_Canvass Election Council Meeting on 5-14-19.pdf](#)

4.B. Minutes for the Regular City Council meeting held May 14, 2019 at 6:00 p.m.

Attachments:

[20190528_Minutes-Regular Council Meeting 5-14-19.pdf](#)

4.C. Minutes for the City Council Workshop held May 21, 2019.

Attachments:

[20190528_Minutes_Council Workshop 5-21-19.pdf](#)

END OF CONSENT AGENDA

5 PUBLIC HEARINGS AND RESOLUTIONS:



5.A. Resolution 03-2019. A Resolution granting a Conditional Use Permit for an Approximate 1.166 Acres, being a portion of Lot 1, Block 1 of the H.E.B. Addition, Lots 300-302 and a portion of Lots 348-349, Block 48 of the Schreiner 2nd Addition, both Subdivisions within the City of Kerrville, Kerr County, Texas; and more commonly known as the property located at 300 Main Street (State Hwy. 27); said property is located within the Central Business District "CBD"; by permitting said property to be used for gasoline station (fuel sales) with car wash and convenience store; and making said permit subject to certain conditions and restrictions contained herein.

Attachments:

[20190528_Resolution_03-2019_CUP HEB 300 Main.pdf](#)

[20190528_ConceptPlan_2018-095_CUPHEB.pdf](#)

[20190528_LocationMap_2018-095_CUPHEB.pdf](#)

[20190528_MetesBounds_2018-095_HEBCUP.pdf](#)

5.B. Resolution No. 13-2019 Granting a Conditional Use Permit for an approximate 0.89 acre property; consisting of Lots 369 through 373 and a portion of Lot 374, Block 52, of the Schreiner 2nd Addition, subdivision within the City of Kerrville, Kerr County, Texas; and more commonly known as 400, 408, 412, and 416 Jefferson Street; said property is located within the Central Business District "CBD" by permitting said property to be used for a stand alone parking lot; and making said permit subject to certain conditions and restrictions contained herein.

Attachments:

[20190528_Resolution_13-2019 CUP HEB Stand Alone Parking Lot.pdf](#)

[20190528_2019-011_LocationMap.pdf](#)

[20190528_2019-011_ConceptPlan.pdf](#)

[20190528_2019-011_MetesBounds.pdf](#)

[20190528_2019-011_TreePresPlan.pdf](#)

6 ORDINANCES, FIRST READING:

6.A. Ordinance No. 2019-10. An Ordinance amending the 2019 Fiscal Year Budget to account for the transfer of excess funds, the receipt of additional revenue, and to make other amendments as provided herein.

Attachments:

[20190528_Ordinance_2019-10 Amending 2019 FY Budget.pdf](#)

[20190528_Ordinance_Attachment A.pdf](#)

6.B. Ordinance No. 2019-12 amending in its entirety Chapter 10, "Alcoholic Beverages" of the Code of Ordinances of the City of Kerrville, Texas; regarding the City's authority over the sale of alcoholic beverages, to include the process for the City's imposition and collection of fees, to prohibit sales within areas zoned for residential use, to prohibit sales within three hundred feet of churches, public hospitals, schools, and child-care facilities, and to adopt a variance process applicable to such distance requirement; containing a savings and severability clause; providing for an effective date; ordering publication; and providing other matters relating to the subject.

Attachments:

[20190528_Ordinance_2019-12 Amending Chapter 10 Code of Ordinances - Alcoholic Beverages.pdf](#)

[20190528_Report_Traffic Impact Analysis sent by Dr Mark Foust.pdf](#)

7 ORDINANCES, SECOND READING:



7.A. Ordinance No. 2019-09, an ordinance annexing a portion of an approximate 35.05 acre tract of land out of the S. Wallace Survey No. 113, Abstract No. 347, and into the corporate limits of the City of Kerrville, Texas; said tract being located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; and generally located adjacent to Loop 534 (Veterans Highway); further describing the property to be annexed; adopting a service plan for the property annexed; and establishing the zoning both for the property annexed and the entire tract.

Attachments:

[20190514_Ordinance_2019-09 Annexing Loop 534 - KISD Peterson MS.pdf](#)

[20190514_LocationMap_2019-007 - Zoning - PetersonMS.pdf](#)

[20190528_Report_Traffic Impact Analysis sent by Dr Mark Foust.pdf](#)

8 CONSIDERATION AND POSSIBLE ACTION:

8.A. Discussion and possible action to consider Resolution No. 14-2019 authorizing the waiver of the park fees for the Juneteenth 2019 Event, to be held on June 19, 2019 at the City's Carver Park. This item is requested and initiated by citizen Laresa Anderson.

Attachments:

[20190528_Citizen Request_Waiver of Carver Park fees.pdf](#)

[20190528_Resolution_14-2019 Waiver of Carver Park Fee for Juneteenth Event 6-19-19.pdf](#)

8.B. Discussion and approval of the Kerrville-Kerr County Joint Airport Board Budget FY2019-2020. This item is requested and initiated by Mary Rohrer, Airport Manager.

Attachments:

[20190528_Agenda Bill_Airport FY 2019-2020 Budget - Mary Rohrer.pdf](#)

[20190528_Airport Budget_MissionVisionValuesIntiatives.pdf](#)

[20190528_Report_Airport Board Approved Budget FY2019-2020.pdf](#)

[20190528_Airport Budget_Capital Projects Budget.pdf](#)

9 INFORMATION & DISCUSSION:

9.A. Financial update for the month ended April 30, 2019.

Attachments:

[20190528_Presentation_April 2019 financial presentation.pdf](#)

[20190528_Presentation_April 2019 financial summary.pdf](#)

9.B. Monthly Community Improvement Project (CIP) Report.

Attachments:

[20190528_Report_Monthly Community Project Status Report 5-24-19.pdf](#)

9.C. Progress Report Regarding Development Services Improvements.

Attachments:

[2019-5-23_Development Services Improvments.pdf](#)

10 BOARD APPOINTMENTS:

10.A. Appointments to the Economic Improvement Corporation. (This item is eligible for Executive Session, Section 551.074: PERSONNEL MATTERS.)

Attachments:

[20190528_Board Sheet_Economic Improvement Corporation.pdf](#)

11 ITEMS FOR FUTURE AGENDAS:

City Council may suggest items or topics 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.

12.A. Section 551.074: PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. Appointments to the Economic Improvement Corporation.

Attachments:

[20190528_Board Sheet_Economic Improvement Corporation.pdf](#)

12.B. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

13 ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY:

ADJOURNMENT.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Proclamation recognizing May 2019 as Building Safety Month.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 21, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Proclamation_Building Safety Month May 2019.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

The City of Kerrville recognizing the month of May 2019 as Building Safety Month.

RECOMMENDED ACTION:

Present Proclamation.

PROCLAMATION

WHEREAS, The City of Kerrville recognizes that a component of the City's growth and strength depends on the safety and economic value of homes, buildings, and infrastructure that serve our citizens; and

WHEREAS, The International Code Council and Texas are part of a diverse partnership involved in structure and building design, construction, sales, and inspections. Each year, the International Code Council and Texas dedicate the month of May as "Building Safety Month" to heighten awareness for resilient structures for Texans to live, work and play in; and

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our local code officials—who assure us of safe, efficient and livable buildings that are essential to America's prosperity, and;

WHEREAS, "No Code. No Confidence" is the theme for Building Safety Month 2019 and encourages all Americans to raise awareness of the importance of safe and resilient construction; fire prevention; disaster mitigation, and new technologies in the construction industry. Building Safety Month 2019 encourages appropriate steps everyone can take to ensure the safety of our built environment, and recognizes that the implementation of safety codes by local and state agencies has saved lives and protected homes and businesses; and

WHEREAS, Building Safety Month reminds the public about the critical role of our local code officials – who promote safe, efficient and livable buildings that are essential to keep America great. These guardians work year-round ensuring the safe construction of buildings, and protecting us where we live, learn, work, worship and play; and

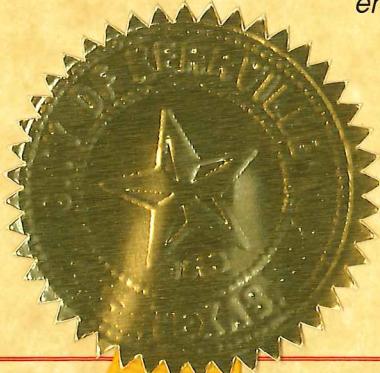
WHEREAS, Codes used by professional inspectors address not only structural soundness, but also electricity, plumbing, accessibility, fire safety and energy efficiency. Sensible codes, well-trained professionals and efficient enforcement systems are essential in creating and maintaining safe environments for individuals, families, and businesses; and

WHEREAS, Each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property;

NOW, THEREFORE, I, the Mayor of the City of Kerrville, Texas, do hereby proclaim the month of May 2019, as

BUILDING SAFETY MONTH

in the city of Kerrville, and encourage citizens to learn about the importance of building codes and high safety standards in minimizing risks wherever possible and creating a safe environment in our homes and our communities.



IN WITNESS WHEREOF, I have Hereunto set my hand and caused the Seal of the City of Kerrville to be affixed hereto, the 28 day of May, 2019.

Bill Blackburn, Mayor



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Certificate of Recognition to Julian Zamudio, Turtle Creek Landscapes.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 07, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Recognition_Julian Zamudio.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Recognition of appreciation to contractor.

RECOMMENDED ACTION:

Present Certificate of Recognition.

Certificate of Recognition

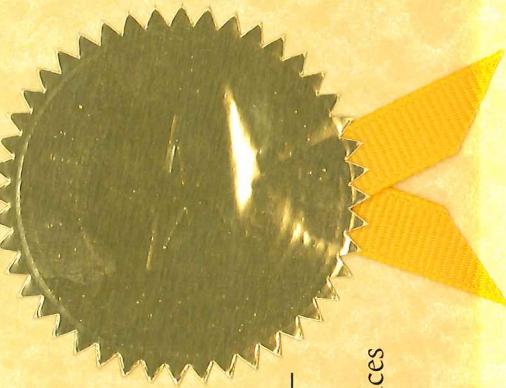
Is hereby presented to

Julian Zamudio

This Certificate of Recognition is being presented to Julian, who owns and operates a landscaping business, Turtle Creek Landscapes, in Kerrville. Julian has been a regular contractor for Code Compliance projects over the past several years, helping to remediate code compliance issues. On more than one occasion, Julian has gone above and beyond his contract work with the City of Kerrville.

Code Compliance utilizes private companies through a bidding process for compliance efforts when property owners are unwilling or unable to remedy the issue themselves. While finishing up one large cleanup effort, Julian installed new flower beds and plants in the back yard for the homeowner, at his own expense. More recently, he went out and helped clean up some trash and debris from a home, whose owner was unable to do the work, at no charge to the homeowner.

Due to these kind and generous actions, the City of Kerrville and Kerrville Code Compliance Department commend this citizen for his selfless community service.



Hereunto set my hand and caused the
Seal of the City of Kerrville to be
affixed hereto the 28th day of May,
2019.

Trina Sanchez,
Assistant Director of Development Services

Bill Blackburn, Mayor



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Present Certificate of Recognition to the Kerrville Public Utility Board for winning the National Competition to expand solar access.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 21, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Recognition_KPUB National Solar Competition.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

The City of Kerrville presents a Certificate of Recognition to the Kerrville Public Utility Board.

RECOMMENDED ACTION:

Present Certificate of Recognition.

Certificate of Recognition

Is hereby presented to

Kerrville Public Utility Board

This Certificate of Recognition is being presented to Kerrville Public Utility Board for winning the national competition to expand solar access. KPUB won the best low-to-moderate income (LMI) program in the U.S. Department of Energy's Solar in Your Community Challenge, a \$5 million prize competition from the U.S. Department of Energy Solar Technologies Office that aims to expand solar electricity access.

The KPUB led Kerrville Area Solar Partner's team in winning \$100,000 and national recognition for their community solar systems that can serve low and moderate income households and the hosting nonprofit and provide competitively priced solar energy to these customers.

Over the past two years, they developed a program that enabled low-and-moderate-income households in the KPUB service area to go solar. Through a novel approach partnering with local nonprofits, KPUB is installing community solar projects which will total 3.72 MW AC. Distributing the output from these solar arrays to the nonprofits and the LMI households is in keeping with KPUB's mission to be a "provider of reliable, high-quality utility services at the lowest responsible price."

The City of Kerrville congratulates KPUB and all of their work in strengthening the future of Kerrville.

Hereunto set my hand and caused the
Seal of the City of Kerrville to be affixed
hereto the 28th day of May, 2019.

Bill Blackburn, Mayor





**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Minutes for the Election Canvas meeting held May 14, 2019 at 5:00 p.m.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** Apr 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Minutes_Canvass Election Council Meeting on 5-14-19.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Minutes for the Election Canvass meeting held on May 14, 2019 at 5:00 p.m., at the Kerrville City Hall Council Chambers, 701 Main Street.

RECOMMENDED ACTION:

Approve the minutes as presented.

CITY COUNCIL MINUTES
OF A SPECIAL MEETING

KERRVILLE, TEXAS
MAY 14, 2019

On May 14, 2019, 5:00 p.m. the Kerrville City Council special meeting was called to order by Mayor Bill Blackburn in the City Hall Council Chambers, 701 Main Street. The invocation was offered by Pastor David Payne, First United Methodist Church, followed by the Pledge of Allegiance to the Flag led by Mark McDaniel.

COUNCILMEMBERS PRESENT:

Bill Blackburn	Mayor
Delayne Sigerman	Mayor Pro Tem
Vincent Voelkel	Councilmember
George Baroody	Councilmember
Judy Eychner	Councilmember

COUNCILMEMBER ABSENT:

None

CITY CORE STAFF PRESENT:

Mark McDaniel	City Manager
Mike Hayes	City Attorney
EA Hoppe	Deputy City Manager
Shelley McElhannon	City Secretary
Stuart Cunyus	Public Information Officer
Amy Dozier	Director of Finance
Guillermo Garcia	Executive Director for Innovation
David Knight	Police Chief
Kim Meismer	Director of General Operations
Sherry Mosier	Manager of Strategic Initiatives
Drew Paxton	Director of Development Services
Dannie Smith	Fire Chief

VISITORS PRESENT: List on file in city secretary's office for required retention period.

1. STATEMENTS BY OUTGOING CITY COUNCILMEMBERS

Statements were given by Councilmember Vincent Voelkel and Councilmember George Baroody.

2. COMMENDATIONS TO OUTGOING CITY COUNCILMEMBERS

Commendations were presented to Councilmember Voelkel and Councilmember Baroody.

**3. RESOLUTION NO. 12-2019 CANVASSING THE RETURNS AND DECLARING
THE RESULTS OF THE MAY 4, 2019, CITY GENERAL ELECTION**

Councilmember Baroody moved to approve Resolution No. 12-2019, and Councilmember Voelkel seconded. The motion passed 5-0.

4. OATHS OF OFFICE GIVEN BY STEPHEN B. ABLES, PRESIDING JUDGE OF THE SIXTH ADMINISTRATIVE JUDICIAL REGION

Judge Ables issued the oaths of office to the following newly-elected councilmembers:

- Councilmember Place Two: Kim Clarkson
- Councilmember Place One: Gary Cochrane

5. CERTIFICATES OF ELECTION SIGNED AND ISSUED BY MAYOR BILL BLACKBURN:

Certificates of election were signed and issued by Mayor Bill Blackburn:

- Councilmember Place One: Gary Cochrane
- Councilmember Place Two: Kim Clarkson

6. STATEMENTS BY NEWLY-ELECTED COUNCILMEMBERS

Statements were made by newly-elected councilmembers:

- Councilmember Place One: Gary Cochrane
- Councilmember Place Two: Kim Clarkson

7. EXECUTIVE SESSION: None.

Adjournment: The meeting adjourned at 5:31 p.m.

APPROVED: _____

ATTEST: _____

Bill Blackburn, Mayor

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Minutes for the Regular City Council meeting held May 14, 2019 at 6:00 p.m.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** Apr 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Minutes_ Regular Council Meeting 5-14-19.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Minutes for the City Council meeting held on May 14, 2019 at 6:00 p.m., at the Kerrville City Hall Council Chambers, 701 Main Street.

RECOMMENDED ACTION:

Approve the minutes as presented.

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
MAY 14, 2019

On May 14, 2019, at 6:00 p.m. the meeting was called to order by Mayor Bill Blackburn in the City Hall Council Chambers at 701 Main Street. The invocation was offered by Councilmember Judy Eychner, followed by the Pledge of Allegiance led by Councilmember Eychner.

COUNCILMEMBERS PRESENT:

Bill Blackburn	Mayor
Delayne Sigerman	Mayor Pro Tem
Gary Cochrane	Councilmember
Kim Clarkson	Councilmember
Judy Eychner	Councilmember

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Mark McDaniel	City Manager
E.A. Hoppe	Deputy City Manager
Mike Hayes	City Attorney
Shelley McElhannon	City Secretary
Stuart Cunyus	Public Information Officer
Amy Dozier	Director of Finance
Guillermo Garcia	Director of Innovation
David Knight	Chief of Police
Kim Meismar	Executive Director for General Operations
Drew Paxton	Executive Director of Development Services
Dannie Smith	Fire Chief

VISITORS PRESENT: On file in City Secretary's Office for required retention period.

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Items of Interest to the Community were presented by Stuart Cunyus and Councilmember Eychner.

2. VISITORS FORUM:

The following persons spoke:

- Jeremy Walther
- Susan Deininger
- Dale Trees
- Sandra Garcia

3. PRESENTATIONS:

3A. Mayor Blackburn presented a Proclamation to Student Team Member Colton McVee, Schreiner University Director of Programming Cindy Buckner, and Team Coach Robert Davis, proclaiming May 14, 2019 as Schreiner University National Champion Shotgun Team Day in Kerrville, Texas.

3B. Mayor Blackburn presented Police Chief David Knight a Proclamation designating May 12-18, 2019 as National Police Memorial Week in Kerrville, Texas.

3C. Mayor Blackburn presented representatives from the Kerrville State Hospital, the Kerrville State Hospital Volunteer Services Council, and the National Alliance of Mental Illness, a Proclamation designating May 2019 as Mental Health month in Kerrville, Texas.

3D. Mayor Blackburn presented Lora Walters a Proclamation proclaiming May 2019 as Williams Syndrome Awareness month in Kerrville, Texas.

3E. Mayor Blackburn presented a Certificate of Recognition to Tivy High School Art teacher Marty Garcia congratulating the Tivy Art Class for bringing art to downtown Kerrville, Texas.

3F. Mayor Blackburn presented Resolution of Commendations to Kindal Brown, Catharine Buchanan, Kayla Buck, Blake Coe, Kisara Dang, Daphne Dozier, Roman Garcia, Grace Guerriero, Maria Hall, Emily Holekamp, Molly Murphy, Gazelle Schreiner, Illeana Scoccia, Jessica Tran, and Kirk Watson, for their service on the Kerrville Youth Advisory Committee.

7. INFORMATION & DISCUSSION:

Mayor Blackburn shifted the Information and Discussion agenda item forward.

7A. Presentation from the Kerrville Youth Advisory Committee.

Members from the Kerrville Youth Advisory Committee summarized Committee activities, presented information, and responded to questions.

4. CONSENT AGENDA:

Councilmember Delayne Sigerman moved to approve items on the Consent Agenda. Councilmember Eychner seconded, and the motion passed 5-0.

4A. Minutes for the regular City Council meeting held April 09, 2019.

4B. Minutes for the regular City Council meeting held April 23, 2019.

END OF CONSENT AGENDA:

5. PUBLIC HEARING AND ORDINANCES, FIRST READING:

5A. Ordinance No. 2019-09, an ordinance annexing a portion of an approximate 35.05 acre tract of land out of the S. Wallace Survey No. 113, Abstract No. 347, and into the corporate limits of the City of Kerrville, Texas; said tract being located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; and generally located adjacent to Loop 534 (Veterans Highway); further describing the property to be annexed; adopting a service plan for the property annexed; and establishing the zoning both for the property annexed and the entire tract.

Mayor Blackburn opened the public hearing at 7:05 p.m.

Drew Paxton presented information, and Drew Paxton, E.A. Hoppe, and Mark McDaniel responded to questions.

Mayor Blackburn closed the public hearing at 7:11 p.m.

Councilmember Eychner moved to approve Ordinance No. 2019-09 first reading as presented. Councilmember Gary Cochrane seconded, and the motion passed 4-1, with Councilmember Cochrane, Councilmember Kim Clarkson, Councilmember Eychner, and Councilmember Sigerman voting in favor and Mayor Blackburn voting against.

6. ORDINANCES, SECOND READING:

6A. Ordinance No. 2019-08 amending the City's "Zoning Code" by changing the zoning district for a portion of a 10.06 acre tract out of the Thornton F. Hollis Survey No. 143, Abstract No. 181, within the City of Kerrville, Kerr County, Texas, and more commonly known as 100 Concho Drive; by removing the area from an R-1 Residential Zoning District and placing it within the Guadalupe River Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2,000); ordering publication; and providing other matters relating to the subject. (File No. 2019-019).

Drew Paxton presented information and responded to questions.

Councilmember Eychner moved to pass Ordinance No. 2019-08 on second reading as presented. Councilmember Sigerman seconded, and the motion passed 5-0.

6B. Ordinance No. 2019-07 amending the City's "Zoning Code" by changing the zoning district for an approximate 4.09 acres, consisting of two tracts out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas; and more commonly known as the property located at 2011 Easy Street; by removing the property from the Gateway District and placing it within the 23-N Zoning District; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2,000); ordering publication; and providing other matters relating to the subject. (File No. 2019-006).

Drew Paxton presented information and responded to questions.

Councilmember Sigerman moved to approve Ordinance No. 2019-07. Councilmember Cochrane seconded, and the motion passed 5-0.

7. INFORMATION & DISCUSSION:

Information and Discussion was presented before Agenda Item 4, (see above).

8. BOARD APPOINTMENTS:

8A. Appointment of Mayor Pro Tem.

Councilmember Sigerman moved to appoint Councilmember Eychner as Mayor Pro Tem. Councilmember Clarkson seconded, and the motion passed 5-0.

8B. Appointment of Councilmember to the Airport Planning Committee.

Councilmember Eychner moved to appoint Councilmember Cochrane to the Airport Planning Committee. Councilmember Sigerman seconded, and the motion passed 5-0.

9. ITEMS FOR FUTURE AGENDAS:

- Lora Walters with Williams Syndrome
- Tax Appraisal Workshop with the Appraisal District

10. EXECUTIVE SESSION:

None.

11. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY:

None.

12. ADJOURNMENT.

The meeting was adjourned at 7:23 p.m.

Bill Blackburn, Mayor

ATTEST: _____

Shelley McElhannon, City Secretary

APPROVED: _____



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Minutes for the City Council Workshop held May 21, 2019.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** Apr 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Minutes_Council Workshop 5-21-19.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Minutes for the City Council Workshop held on May 21, 2019, at the Kerrville City Hall Council Chambers, 701 Main Street.

RECOMMENDED ACTION:

Approve the minutes as presented.

CITY COUNCIL MINUTES
WORKSHOP

KERRVILLE, TEXAS
MAY 21, 2019

On May 21, 2019, the Kerrville City Council workshop was called to order at 12:07 p.m. by Mayor Bill Blackburn in the City Hall Upstairs Conference Room at 701 Main Street.

COUNCILMEMBERS PRESENT:

Bill Blackburn	Mayor
Judy Eychner	Mayor Pro Tem
Gary Cochrane	Councilmember
Kim Clarkson	Councilmember
Delayne Sigerman	Councilmember

COUNCILMEMBER ABSENT:

None

CITY STAFF PRESENT:

Mark McDaniel	City Manager
E.A. Hoppe	Deputy City Manager
Mike Hayes	City Attorney
Shelley McElhannon	City Secretary
Stuart Barron	Director of Public Works

VISITORS PRESENT:

Bonnie Arnold	Hill Country Community Journal
Cory Shockley	Project Principal, HDR Engineering
Zach Stein	Water Resource Engineer, HDR Engineering
Sarah Thornton	Attorney, Lloyd Gosselink

1. 2019 KERRVILLE LONG RANGE WATER SUPPLY PLAN – INTRODUCTION
Mark McDaniel introduced the agenda item.

2. EXECUTIVE SESSION: 2019 KERRVILLE LONG RANGE WAER SUPPLY PLAN

Councilmember Judy Eychner moved to go into executive session under Section 551.071 (consultation with attorney) and 551.072 (deliberation regarding real property) of Chapter 551, Texas Government Code. The motion was seconded by Councilmember Gary Cochrane, and passed 5-0.

At 12:10 p.m. the workshop recessed, and Council went into closed executive session. At 2:06 p.m. the executive session closed, and Council returned to open session.

3. ACTION, IF ANY ON ITEMS DISCUSSED IN EXECUTIVE SESSION
No action was taken in executive session.

ADJOURNMENT. The meeting adjourned at 2:06 p.m.

APPROVED:

Bill Blackburn, Mayor

APPROVED: _____

ATTEST:

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Resolution 03-2019. A Resolution granting a Conditional Use Permit for an Approximate 1.166 Acres, being a portion of Lot 1, Block 1 of the H.E.B. Addition, Lots 300-302 and a portion of Lots 348-349, Block 48 of the Schreiner 2nd Addition, both Subdivisions within the City of Kerrville, Kerr County, Texas; and more commonly known as the property located at 300 Main Street (State Hwy. 27); said property is located within the Central Business District "CBD"; by permitting said property to be used for gasoline station (fuel sales) with car wash and convenience store; and making said permit subject to certain conditions and restrictions contained herein.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 20, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190528_Resolution_03-2019_CUP HEB 300 Main.pdf](#)
[20190528_ConceptPlan_2018-095_CUPHEB.pdf](#)
[20190528_LocationMap_2018-095_CUPHEB.pdf](#)
[20190528_MetesBounds_2018-095_HEBCUP.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	D - Downtown Revitalization
Guiding Principle	D9. Other (Plug in where appropriate)
Action Item	N/A

SUMMARY STATEMENT:

Public hearing, consideration, and action to adopt a resolution to allow a Conditional Use Permit for Gasoline Station (Fuel Sales) with Car Wash and Convenience Store on approximately 1.166 acres of land consisting of all of Lots 300, 301, 302, 348, and 349, Block 48, of the Schreiner 2nd Addition, and a portion of Lot 1, Block 1, of the H.E.B. Addition, and more commonly known as 212, 220, and 300 Main Street and 217 Jefferson Street. (File No. 2018-095)

Staff Analysis.

Consistency with the Kerrville 2050 Comprehensive Plan: The request is consistent with the Kerrville 2050 Comprehensive Plan. The subject property is located within Strategic Catalyst Area 1 which comprises the downtown core and central business district. "There should be a strong focus on redevelopment and catalyzing a renewed public interest in the area."

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: Central Business District "CBD"

Existing Land Uses: Gas Station, parking lot, and barber shop

Direction: Northwest

Current Zoning: 11-C

Existing Land Uses: Vacant retail structures and Retail

Direction: Northeast

Current Zoning: 11-C

Existing Land Uses: Single Family Detached Dwellings, Professional Office, Parking Lot, and Personal Services

Direction: Southeast

Current Zoning: Central Business District "CBD"

Existing Land Uses: Grocery store and parking lot

Direction: Southwest

Current Zoning: 11-C

Existing Land Uses: Vehicle Sales/Services New and Used

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the CBD zoning districts are indicated by the letters "P" and "C," respectively, in the following table:

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE

Printing P

Quick Printing P
New Car Dealers C
Used Car Dealers C
Automotive Parts, Accessories, and Tire Stores (Retail Only) P
Furniture and Home Furnishings Stores P
Electronics and Appliance Stores P
Nursery, Garden Stores P
Hardware Stores P
Food and Beverage Stores P
Health and Personal Care Stores P
Gasoline Stations (w/Dev. Stnds.) C
Gasoline Stations with Convenience Stores (w/Dev. Stnds.) C
Clothing and Clothing Accessories Stores P
Jewelry , Luggage and Leather Goods Store P
Sporting Goods, Hobby, Book, and Music Stores P
General Merchandise Stores P
Miscellaneous Store Retailers P
Used Merchandise Stores (w/o Drop-off) P
Non-store Retailers C
Scenic and Sightseeing Transportation P
Postal Service P
Couriers and Messengers (Retail and Drop- off Only) P
Publishing Industries (except Internet) C
Motion Picture and Sound Recording Industries P
Motion Picture Theaters (except Drive-Ins) P
Broadcasting (except Internet) - (w/o towers) P
Telecommunications (w/o towers) P
Data Processing, Hosting and Related Services P

Other Information Services P

Monetary Authorities-Central Bank P

Credit Intermediation and Related Activities P

All Other Non-depository Credit Intermediation (Pawnshops) P

Securities, Commodity Contracts, and Other Financial Investments and Related Activities P

Insurance Carriers and Related Activities P

Agencies, Brokerages, and Other Insurance Related Activities P

Funds, Trusts, and Other Financial Vehicles P

Real Estate P

Lessors of Nonresidential Buildings (except Mini-warehouses) P

Passenger Car Rental and Leasing C

Consumer Electronics and Appliances Rental P

Formal Wear and Costume Rental P

Video Tape and Disc Rental P

Other Consumer Goods Rental P

General Rental Centers C

Office Machinery and Equipment Rental and Leasing P

Professional, Scientific, and Technical Services P

Other Specialized Design Services P

Veterinary Services (w/o kennels) C

Management of Companies and Enterprises P

Administrative and Support Services P

Business Service Center P

Elementary and Secondary Schools P

Junior Colleges P

Colleges, Universities and Professional Schools P

Business Schools and Computer and Management Training P

Technical and Trade Schools (Classroom Only) P

Other Schools and Instruction (Classroom Only) P

Educational Support Services P

Ambulatory Health Care Services P

Offices of Physicians P

Offices of Dentists P

Offices of Other Health Practitioners P

Outpatient Care Centers P

Other Outpatient Care Centers P

Medical and Diagnostic Laboratories P

Home Health Care Services P

Other Ambulatory Health Care Services (except air ambulance) P

All Other Ambulatory Health Care Services P

Hospitals C

General Medical and Surgical Hospitals C

Psychiatric and Substance Abuse Hospitals C

Specialty (except Psychiatric and Substance Abuse) Hospitals C

Nursing Care Facilities P

Residential Mental Retardation, Mental Health and Substance Abuse Facilities C

Community Care Facilities for the Elderly (w/o Nursing Care) P

Other Residential Care Facilities P

Social Assistance (Office only) P

Individual and Family Services P

Community Food and Housing, and Emergency and Other Relief Services P

Vocational Rehabilitation Services P

Child Day Care Services (Includes Adult) P

Performing Arts, Spectator Sports, and Related Industries (except spectator sports) P

Performing Arts Companies P

Spectator Sports C

Promoters of Performing Arts, Sports, and Similar Events P

Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures P

Independent Artists, Writers, and Performers P

Museums, Historical Sites, and Similar Institutions (w/o Zoos) P

Amusement, Gambling, and Recreation Industries C

Hotel/Motel P

Bed-and-Breakfast Inns P

Food Services and Drinking Places P

Limited - Services Eating Places (w/Dev. Stnds.) P

Mobile Food Services P

Automotive Repair and Maintenance C

Automotive Oil Change and Lubrication Shops C

Car Washes C

Electronic and Precision Equipment Repair and Maintenance (Minor) P

Personal and Household Goods - Repair and Maintenance P

Personal Care Services P

Death Care Services P

Coin-Operated Laundries and Drycleaners P

Other Personal Services P

Pet Care Services (except veterinary/kennels) P

Parking Lots and Garages (by fee)P

Religious, Grant-making, Civic, Professional, and Similar Organizations P

Religious Organizations P

Grant-making and Giving Services P

Social Advocacy Organizations P

Civic and Social Organizations P

Business, Professional, Labor, Political, and Similar Organizations P

Private Households P

Executive, Legislative, and Other General Government Support P

Justice, Public Order, and Safety Activities P

Administration of Human Resource Programs P

Administration of Environmental Quality Programs P

Administration Housing Programs, Urban Planning, Community Development P

Administration of Economic Programs P

Space Research and Technology C

National Security and International Affairs C

Single Family P

Duplex P

Multi-Family P

Upper Story Residential (Loft Apartments) P

Accessory Uses & Structures P

Parking Structure C

Parking Lot, Stand Alone C

Thoroughfare Plan: Main Street is designated as a Primary or Principal Arterial. Principal arterials typically serve as the highest traffic volume corridors, prioritizing longer-distance trips and providing connectivity between surrounding communities and major activity centers within Kerrville. A typical principal arterial is a four-lane divided roadway with a raised median, which can accommodate turning traffic at intersections and regulates access to the adjacent development. In rural and constrained areas or where there is a high volume of left-turning vehicles, the roadway may be undivided with a center turn lane at intersections. Hays Street, Jefferson Street, and Francisco Lemos, are not designated on the Thoroughfare Plan.

Planning and Zoning Commission held a public hearing on January 1, 2019, and recommended approval of the Conditional Use Permit as presented with a vote of 5-0 in favor.

The City Council public hearing was originally scheduled on February 12, 2019. It was postponed at the request of the applicant.

RECOMMENDED ACTION:

Planning and Zoning Commission recommend approval of Resolution No. 03-2019 as presented.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 03-2019**

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 1.166 ACRES, BEING A PORTION OF LOT 1, BLOCK 1 OF THE H.E.B. ADDITION, LOTS 300-302 AND A PORTION OF LOTS 348-349, BLOCK 48 OF THE SCHREINER 2ND ADDITION, BOTH SUBDIVISIONS WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS THE PROPERTY LOCATED AT 300 MAIN STREET (STATE HWY. 27); SAID PROPERTY IS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT "CBD"; BY PERMITTING SAID PROPERTY TO BE USED FOR GASOLINE STATION (FUEL SALES) WITH CAR WASH AND CONVENIENCE STORE; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN

WHEREAS, the City Planning and Zoning Commission and the City Council of the City of Kerrville, Texas, in compliance with the City Charter and state law with reference to the granting of conditional use permits under Title 11, Chapter I of the Zoning Code of the City of Kerrville, Texas, and the official zoning map adopted thereby; having given the requisite notices by United States mail, publication, and otherwise; and after holding due public hearings and affording a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, City Council, finds that the health, safety, and general welfare will be best served by the granting of a Conditional Use Permit, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. A Conditional Use Permit is granted to permit the property described below to be developed and used for gasoline station (fuel sales) with car wash and convenience store, pursuant to Article 11-1-13 of the Zoning Code of the City of Kerrville, Texas ("Zoning Code"), and such use is subject to the provisions of this Resolution and other applicable City ordinances and regulations:

Being 1.166 acres situated in the city of Kerrville, Kerr County, Texas, being all of Lots 300-302 and a portion of Lots 348-349, Block 48 of the Chas Schreiner 2nd Addition to the City of Kerrville, a Subdivision recorded in Volume K, Page 1 of the Deed Records of Kerr County Texas; also being a portion of an closed alley by City of Kerrville Ordinance No. 92-34, recorded in Volume 670,

Page 480; being also a portion of Lot 1, Block 1 of the H.E.B. Addition, a Subdivision recorded in Volume 6, Page 120 of the Deed Records of Kerr County Texas, said property being more particularly described and depicted as Exhibit A, as attached;

And hereafter referred to as "the Property."

SECTION TWO. In addition to the development and use regulations currently applicable to the Property, development and use of the Property is subject to the following additional conditions:

- A. **Development Site Plan:** The development and use of the Property must conform to the submission and approval of a development site plan, which must be consistent with the concept plan submitted as part of the Conditional Use Permit, and attached as **Exhibit B**.
- B. **Platting:** An administratively complete application for a subdivision plat of the Property must be submitted to the City for approval before the issuance of any building permit.
- C. **Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as amended. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, as amended, the provisions of this Resolution will prevail.

SECTION THREE. This Resolution and the Conditional Use Permit granted herein is subject to termination in accordance with Article 11-I-13 of the Zoning Code.

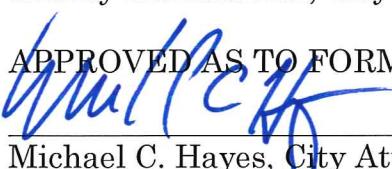
PASSED AND APPROVED ON this the _____ day of _____, A.D.,
2019.

Bill Blackburn, Mayor

ATTEST:

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:

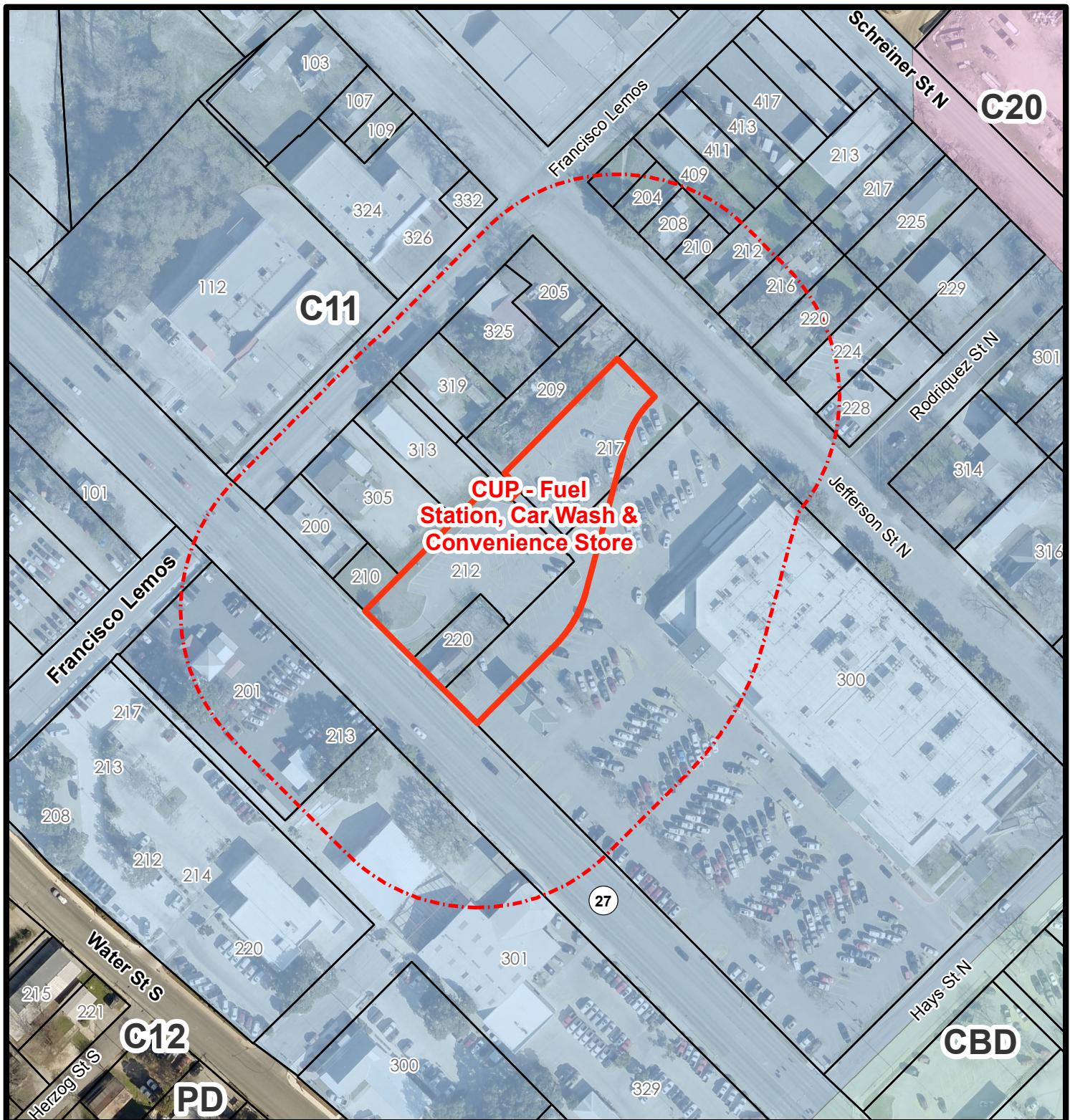

Michael C. Hayes, City Attorney



San Antonio, Texas 78216
TBPE# 6324 TBPLS# 10194222
www.stantec.com

KERRVILLE #1
CONDITIONAL USE PERMIT EXHIBIT
11-30-2018

V:\2223\active\222310812\civil\drawing\exhibits\2018-11-30 CUP Exhibit\222310812EXH10_CUP.dwg
2018/11/30 11:17 AM By: Covington, Brianna





1.166 Acres
(50,769 Sq. Ft.)
2223-10812 CA .dwg

Fn. No. 2223-10812-CA
November 28, 2018
Job No. 2223-10812

FIELDNOTE DESCRIPTION

Being 1.166 acres situated in the city of Kerrville, Kerr County, Texas, being all of Lots 300-302 and a portion of Lots 348-349, Block 48 of the Chas Schreiner 2nd Addition to the City of Kerrville, a Subdivision recorded in Volume K, Page 1 of the Deed Records of Kerr County Texas; also being a portion of an closed alley by ordinance No. 92-34 recorded in Volume 670, Page 480; being also a portion of Lot 1, Block 1 of the H.E.B. Addition, a Subdivision recorded in Volume 6, Page 120 of the Deed Records of Kerr County Texas; This 1.166 acres being more particularly described by Metes and Bounds with all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983;

Commencing, at a found 1/2 inch iron rod in the south intersection corner of Jefferson St. (80' R.O.W.) and Franscisco Lemos St. (60' R.O.W.), being also the north corner of said Block 48 of the Chas Schreiner 2nd Addition;

Thence, S 44° 54' 39" E, with the southwesterly right-of-way line of Jefferson St., 150.00 feet, to the northwest corner of said Lot 349;

Thence, leaving the southwesterly right-of-way line of Jefferson St., S 44° 56' 52" W, 31.39 feet, for the **Point for the Beginning** of herein described tract;

Thence, S 45° 03' 09" E, 58.15 feet, to a point;

Thence, S 44° 58' 13" W, 8.37 feet, to a point for curvature;

Thence, along the arc of curve to the left with a central angle of 30° 00' 00", a radius of 100.00 feet, and a chord which bears S 29° 58' 13" W, 51.76 feet for a total arc distance of 52.36 feet to a point;

Thence, S 14° 58' 13" W, 165.87 feet, to a point for curvature;

Thence, along the arc of curve to the right with a central angle of 30° 00' 00", a radius of 130.00 feet, and a chord which bears S 29° 58' 13" W, 67.29 feet for a total arc distance of 68.07 feet to a point;

Thence, S 44° 58' 13" W, 99.77 feet, to a point;

Thence, S 44° 58' 31" W, 19.83 feet, to a point being on the northerly Right-Of-Way line of Main St (80' R.O.W.) for the most southerly corner of herein described tract;

Thence, along the northerly R.O.W. of Main St, N 45° 01' 29" W, 171.74 feet, to a point being the most westerly corner of herein described tract;

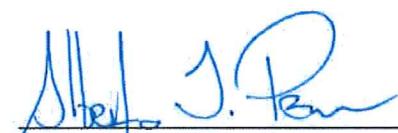
Thence, leaving the northerly Right-Of-Way line of Main St, N 44° 56' 50" E, 202.01 feet, to a point being on the southerly Right-Of-Way line of a 16' Alley;

Thence, along the southerly Right-Of-Way line of a 16' Alley, S 44° 24' 47" E, 25.94 feet, to a point;

Thence, N 44° 45' 27" E, 16.00 feet, to a point;

Thence, along the northerly Right-Of-Way line of a 16' Alley, N 44° 58' 01" W, 25.88 feet, to a point;

Thence, N 44° 56' 52" E, 168.82 feet, to the **Point of Beginning**, containing 1.166 acres (50,769 square feet) of land, more or less.



Alberto Jonathan Perez

Registered Professional Land Surveyor

Texas Registration Number 6572

Stantec Consulting Services, Inc.

70 NE Loop 410, Suite 1100

San Antonio, Texas 78216

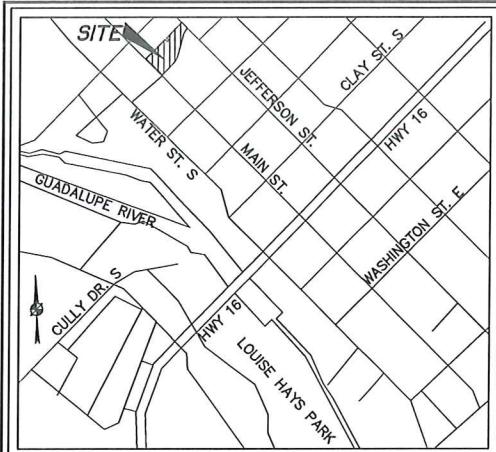
210/525-9090

TBPLS Firm No.: 10194228

11/29/2018

DATE





VICINITY MAP
N.T.S.
KERR COUNTY, TEXAS



1" = 80'

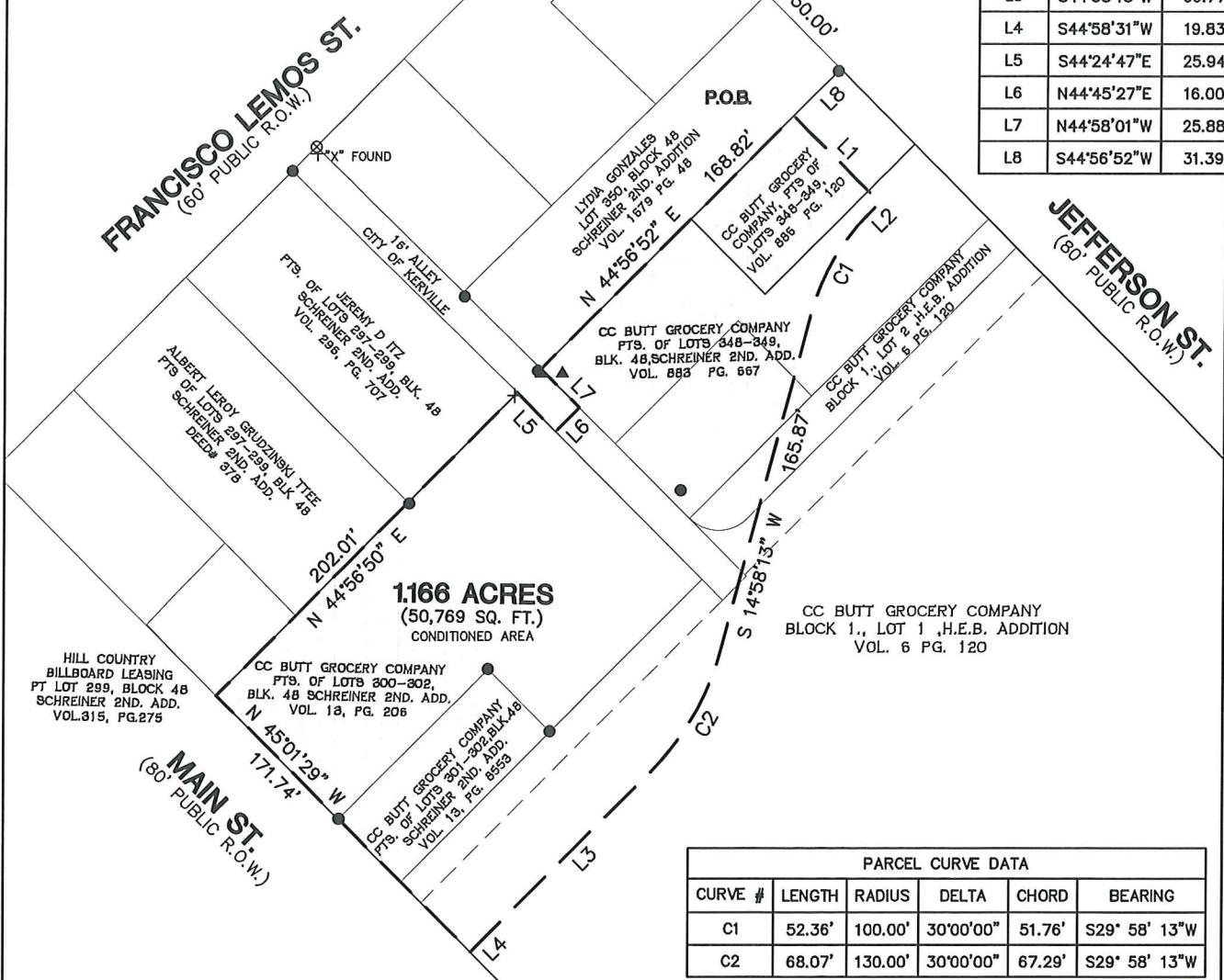
LEGEND

● 1/2" IRON ROD FOUND
▲ PK NAIL FOUND
■ 1" IRON BAR FOUND
P.O.B. POINT OF BEGINNING

BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.

PARCEL LINE DATA		
LINE #	BEARING	DISTAN
L1	S45°03'09"E	58.15
L2	S44°58'13"W	8.37'
L3	S44°58'13"W	99.77
L4	S44°58'31"W	19.83
L5	S44°24'47"E	25.94
L6	N44°45'27"E	16.00
L7	N44°58'01"W	25.88
L8	S44°56'52"W	31.39



PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	52.36'	100.00'	30'00"00"	51.76'	S29° 58' 13"W
C2	68.07'	130.00'	30'00"00"	67.29'	S29° 58' 13"W



Stantec

70 NE Loop 410, Suite 1100
San Antonio, TX 78216
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE # F-6324 TBPLS # F-10194228
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SKETCH TO ACCOMPANY DESCRIPTION OF

1.166 ACRES SITUATED IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, BEING ALL OF LOTS 300-302 AND A PORTION OF LOTS 348-349, BLOCK 48 OF THE CHAS SCHREINER 2ND ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY TEXAS RECORDED IN VOLUME K, PAGE 1 OF THE DEED RECORDS OF KERR COUNTY TEXAS; ALSO BEING A PORTION OF AN CLOSED ALLEY BY ORDINANCE NO. 92-34 RECORDED IN VOLUME 670, PAGE 480; BEING ALSO A PORTION OF LOT 1, BLOCK 1 OF THE H.E.B. ADDITION, A SUBDIVISION OF KERR COUNTY TEXAS,RECORDED IN VOLUME 6, PAGE 120 OF THE DEED RECORDS OF KERR COUNTY TEXAS ;

CONDITIONED AREA

SHEET 3 OF 3

DATE: 11/29/2018

SCALE: 1" = 80'

DRAWN BY: STAFF

FILE: 2223-10812 EX 1.dwg

PROJECT No. : 2223-10812



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Resolution No. 13-2019 Granting a Conditional Use Permit for an approximate 0.89 acre property; consisting of Lots 369 through 373 and a portion of Lot 374, Block 52, of the Schreiner 2nd Addition, subdivision within the City of Kerrville, Kerr County, Texas; and more commonly known as 400, 408, 412, and 416 Jefferson Street; said property is located within the Central Business District "CBD" by permitting said property to be used for a stand alone parking lot; and making said permit subject to certain conditions and restrictions contained herein.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 20, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS:

[20190528_Resolution_13-2019 CUP HEB Stand Alone Parking Lot.pdf](#)
[20190528_2019-011_LocationMap.pdf](#)
[20190528_2019-011_ConceptPlan.pdf](#)
[20190528_2019-011_MetesBounds.pdf](#)
[20190528_2019-011_TreePresPlan.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Public hearing, consideration, and action to adopt a resolution to allow a Conditional Use Permit for a Stand-Alone Parking Lot on approximately 0.89 acres of land consisting of all of Lots 369, 370, 371, 372, 373, and portion of Lot 374, Block 52, of the Schreiner 2nd Addition; and more commonly known as 400, 408, 412, and 416 Jefferson Street. (File No. 2019-011)

STAFF ANALYSIS

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are located within Strategic Catalyst Area 1. This area comprises the downtown core and central business district. The plan states, "There should be a strong focus on redevelopment and catalyzing a renewed public interest in the area."

ADJACENT ZONING AND LAND USES

Subject Property

Current Zoning: Central Business District (CBD)

Existing Land Uses: Former auto repair & parking

Direction: North

Current Zoning: Central District 19 (C-19)

Existing Land Uses: Building construction specialists & showroom

Direction: East

Current Zoning: Central Business District (CBD)

Existing Land Uses: Custom manufacturing, personal services, & retail

Direction: South

Current Zoning: Central Business District (CBD)

Existing Land Uses: Parking stand-alone, single family residential, and business services

Direction: West

Current Zoning: Central District 11

Existing Land Uses: Professional office

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the CBD zoning district are indicated by the letters "P" and "C," respectively, in the following table:

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE

Parking Lot, Stand Alone C

Printing P

Quick Printing P

New Car Dealers C

Used Car Dealers C

Automotive Parts, Accessories, and Tire Stores (Retail Only) P

Furniture and Home Furnishings Stores P

Electronics and Appliance Stores P

Nursery, Garden Stores P

Hardware Stores P

Food and Beverage Stores P

Health and Personal Care Stores P

Gasoline Stations (w/Dev. Stnds.) C

Gasoline Stations with Convenience Stores (w/Dev. Stnds.) C

Clothing and Clothing Accessories Stores P

Jewelry , Luggage and Leather Goods Store P

Sporting Goods, Hobby, Book, and Music Stores P

General Merchandise Stores P

Miscellaneous Store Retailers P

Used Merchandise Stores (w/o Drop-off) P

Non-store Retailers C

Scenic and Sightseeing Transportation P

Postal Service P

Couriers and Messengers (Retail and Drop- off Only) P

Publishing Industries (except Internet) C

Motion Picture and Sound Recording Industries P

Motion Picture Theaters (except Drive-Ins) P

Broadcasting (except Internet) - (w/o towers) P

Telecommunications (w/o towers) P

Data Processing, Hosting and Related Services P

Other Information Services P

Monetary Authorities-Central Bank P

Credit Intermediation and Related Activities P

All Other Non-depository Credit Intermediation (Pawnshops) P

Securities, Commodity Contracts, and Other Financial Investments & Related Activities P

Insurance Carriers and Related Activities P

Agencies, Brokerages, and Other Insurance Related Activities P

Funds, Trusts, and Other Financial Vehicles P

Real Estate P

Lessors of Nonresidential Buildings (except Mini-warehouses) P

Passenger Car Rental and Leasing C

Consumer Electronics and Appliances Rental P

Formal Wear and Costume Rental P

Video Tape and Disc Rental P

Other Consumer Goods Rental P

General Rental Centers C

Office Machinery and Equipment Rental and Leasing P

Professional, Scientific, and Technical Services P

Other Specialized Design Services P

Veterinary Services (w/o kennels) C

Management of Companies and Enterprises P

Administrative and Support Services P

Business Service Center P

Elementary and Secondary Schools P

Junior Colleges P

Colleges, Universities and Professional Schools P

Business Schools and Computer and Management Training P

Technical and Trade Schools (Classroom Only) P

Other Schools and Instruction (Classroom Only) P

Educational Support Services P

Ambulatory Health Care Services P

Offices of Physicians P

Offices of Dentists P

Offices of Other Health Practitioners P

Outpatient Care Centers P

Other Outpatient Care Centers P

Medical and Diagnostic Laboratories P

Home Health Care Services P

Other Ambulatory Health Care Services (except air ambulance) P

All Other Ambulatory Health Care Services P

Hospitals C

General Medical and Surgical Hospitals C

Psychiatric and Substance Abuse Hospitals C

Specialty (except Psychiatric and Substance Abuse) Hospitals C

Nursing Care Facilities P

Residential Mental Retardation, Mental Health & Substance Abuse Facilities C

Community Care Facilities for the Elderly (w/o Nursing Care) P

Other Residential Care Facilities P

Social Assistance (Office only) P

Individual and Family Services P

Community Food and Housing, and Emergency and Other Relief Services P

Vocational Rehabilitation Services P

Child Day Care Services (Includes Adult) P

Performing Arts, Spectator Sports, and Related Industries (except spectator sports) P

Performing Arts Companies P

Spectator Sports C

Promoters of Performing Arts, Sports, and Similar Events P

Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures P

Independent Artists, Writers, and Performers P

Museums, Historical Sites, and Similar Institutions (w/o Zoos) P

Amusement, Gambling, and Recreation Industries C

Hotel/Motel P

Bed-and-Breakfast Inns P

Food Services and Drinking Places P

Limited - Services Eating Places (w/Dev. Stnds.) P

Mobile Food Services P

Automotive Repair and Maintenance C

Automotive Oil Change and Lubrication Shops C

Car Washes C

Electronic and Precision Equipment Repair and Maintenance (Minor) P

Personal and Household Goods - Repair and Maintenance P

Personal Care Services P

Death Care Services P

Coin-Operated Laundries and Drycleaners P

Other Personal Services P

Pet Care Services (except veterinary/kennels) P

Parking Lots and Garages (by fee)P

Religious, Grant-making, Civic, Professional, and Similar Organizations P

Religious Organizations P

Grant-making and Giving Services P

Social Advocacy Organizations P

Civic and Social Organizations P

Business, Professional, Labor, Political, and Similar Organizations P

Private Households P

Executive, Legislative, and Other General Government Support P

Justice, Public Order, and Safety Activities P

Administration of Human Resource Programs P

Administration of Environmental Quality Programs P

Administration of Housing Programs, Urban Planning, and Community Development P

Administration of Economic Programs P

Space Research and Technology C

National Security and International Affairs C

Single Family P

Duplex P

Multi-Family P

Upper Story Residential (Loft Apartments) P

Accessory Uses & Structures P

Parking Structure C

THOROUGHFARE PLAN: Jefferson Street and Hays Street are not designated on the Thoroughfare Plan.

TRAFFIC IMPACT: To be determined

PARKING: To be determined

The Planning and Zoning Commission public hearing was originally scheduled on March 21, 2019. It was postponed at the request of the applicant. Planning and Zoning Commission held a public hearing on May 2, 2019, and recommended approval of the Conditional Use Permit with an amendment to preserve a Post Oak, noted as 4288 in the Tree Preservation Plan, with a vote of 5-0 in favor.

RECOMMENDED ACTION:

Planning and Zoning Commission recommend approval of Resolution No. 13-2019 as presented.

CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 13-2019

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 0.89 ACRE PROPERTY; CONSISTING OF LOTS 369 THROUGH 373 AND A PORTION OF LOT 374, BLOCK 52, OF THE SCHREINER 2ND ADDITION, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS 400, 408, 412, AND 416 JEFFERSON STREET; SAID PROPERTY IS LOCATED WITHIN CENTRAL BUSINESS (CBD) ZONING DISTRICT; BY PERMITTING SAID PROPERTY TO BE USED FOR A STAND ALONE PARKING LOT; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN

WHEREAS, the City Planning and Zoning Commission and the City Council of the City of Kerrville, Texas, in compliance with the City Charter and state law with reference to the granting of conditional use permits under Title 11, Chapter I of the Zoning Code of the City of Kerrville, Texas, and the official zoning map adopted thereby; having given the requisite notices by United States mail, publication, and otherwise; and after holding due public hearings and affording a full and fair hearing to all of the property owners generally and particularly to those interested persons situated in the affected area and in the vicinity thereof, City Council, finds that the health, safety, and general welfare will be best served by the granting of a Conditional Use Permit, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:

SECTION ONE. A Conditional Use Permit is granted to permit the property described below to be developed and used for a stand alone parking plot, pursuant to Article 11-1-13 of the Zoning Code of the City of Kerrville, Texas ("Zoning Code"), and such use is subject to the provisions of this Resolution and other applicable City ordinances and regulations:

Being a 0.8938 acre tract located within the City of Kerrville, Kerr County, Texas. Being Lots 369, 370, 371, 372, and 373 and the northwesterly seven feet (7.0') of Lot 374, Block 52, Chas. Schreiner's 2nd Addition, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume S, Page 147, deed records of Kerr County, Texas; said 0.8938 acres being more particularly described in Exhibit A, attached hereto and made a part hereof for all purposes.

Hereafter referred to as "the Property."

SECTION TWO. In addition to the development and use regulations currently applicable to the Property, development and use of the Property is subject to the following additional conditions:

- A. Concept Plan:** The development and use of the Property must conform to the concept plan, attached as **Exhibit B**.
- B. Pedestrian Accommodations:** A five-foot (5') sidewalk shall be installed abutting the Property along Jefferson Street and Hays Street, which ties into a high-visibility crosswalk across Jefferson at the intersection of Hays and Jefferson.
- C. Exterior Lighting:** All exterior lighting fixtures must employ a permanent cutoff angle of ninety degrees or less and be positioned so as not to emit light above the horizontal plane of the fixture.
- D. Landscaping:** The parking area must be screened from view of the public right-of-way along Hays and Jefferson Streets to a minimum height of three feet (3.0') by dense native vegetation and/or a fence/wall. Landscaped screening may not interfere with the clear vision area located at intersections and driveways. Planted screens are encouraged to utilize native plant species that vary in height and density.
- E. Tree Preservation:** One-half of all healthy or non-diseased and native non-invasive existing trees must be preserved unless removal is necessary to provide utilities or pedestrian or vehicular access driveways, but not parking. The post oak tree located on the southwest corner of the Property must be preserved.
- F. Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in the Zoning Code, as amended or superseded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in the Zoning Code, as amended or superseded, the provisions of this Resolution will prevail.

SECTION THREE. This Resolution and the Conditional Use Permit granted herein is subject to termination in accordance with Article 11-I-13 of the Zoning Code.

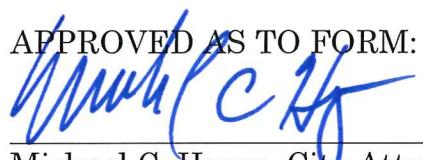
PASSED AND APPROVED ON this the _____ day of _____, A.D.,
2019.

ATTEST:

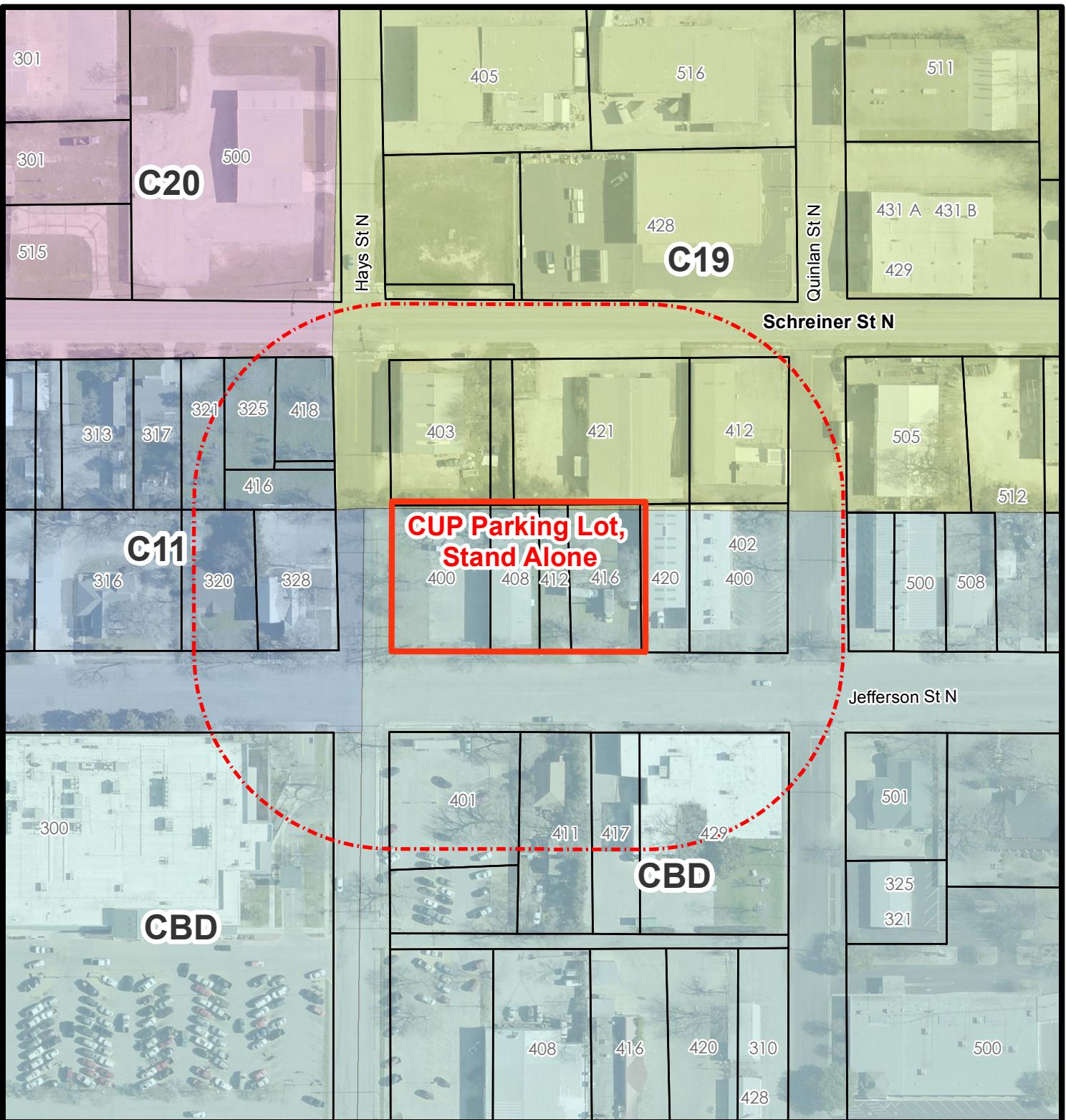
Bill Blackburn, Mayor

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Michael C. Hayes".

Michael C. Hayes, City Attorney



Location Map

Case # 2019-011

Location:
400, 408, 412, & 416 Jefferson

Legend

200' Notification Area
Subject Properties
Current Zoning
Requested Zoning

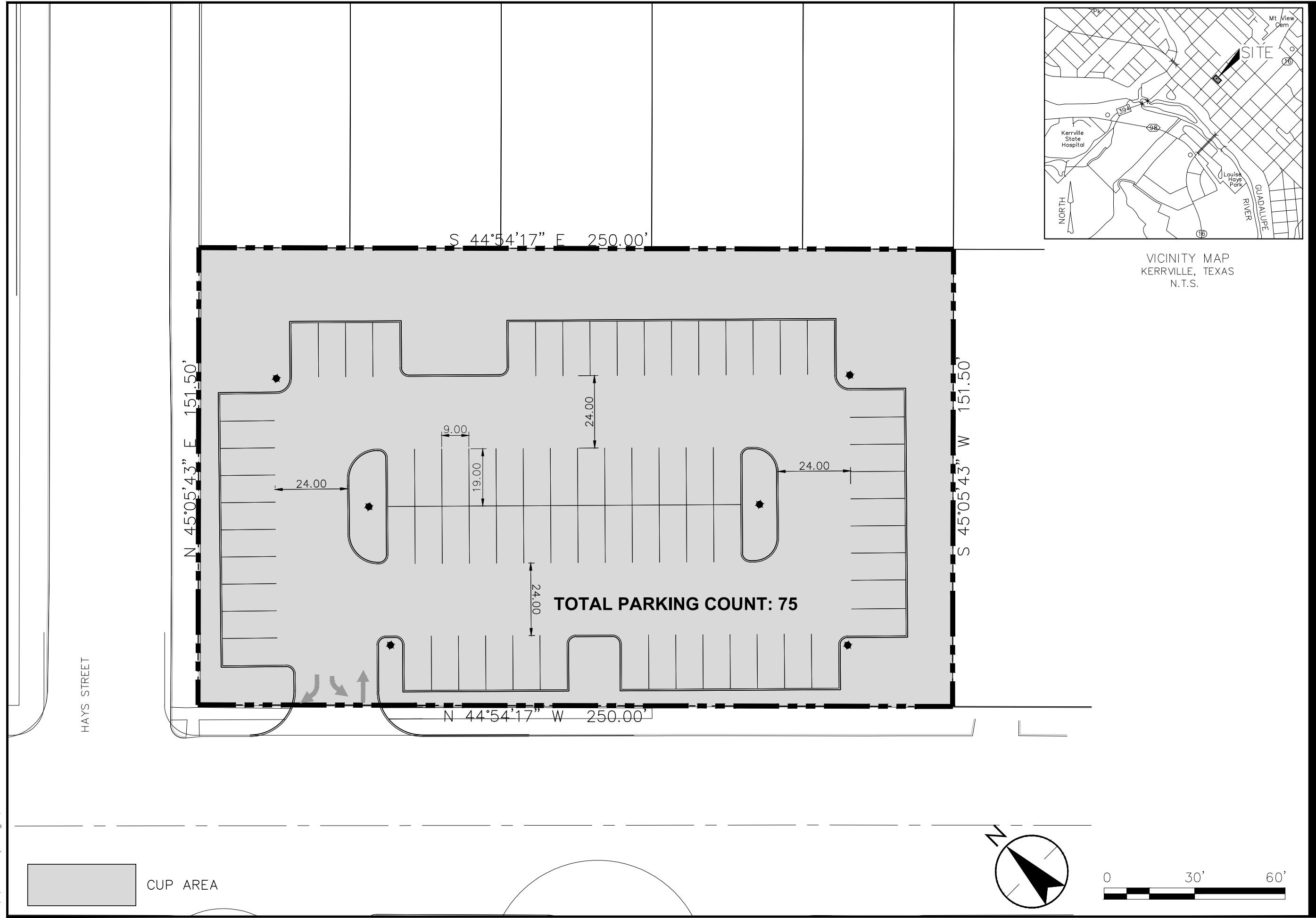
—
TEXT
(TEXT)



0 62.5 125 250

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.



KERRVILLE #1

CONDITIONAL USE PERMIT EXHIBIT

4/25/2019



0.8938 ACRES
(38,936 SQ. FT.)
2220-11574 ti_r2dwg

FN NO. 2223-11574-FN
February 26, 2019
JOB NO. 222011574.905

FIELD NOTE DESCRIPTION

Of a 0.8938-acre tract located in the city of Kerrville, Kerr county, Texas. Being Lots 369, 370, lot 371, lots 372 and 373 and the northwesterly 7 ft. of Lot 374, Block 52, Chas. Schreiner's 2nd Addition, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume S, Page 147, deed records of Kerr County, Texas; said 0.8938 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas coordinate system, south central zone, using a combined scale factor of 1.00013;

Beginning, at a found 1/2-inch iron rod in the east intersection corner of Jefferson St. and Hays St. being the most westerly corner of Lot 369, Block 52 of said Chas. Schreiner's 2nd Addition Subdivision, being also the most westerly corner of herein described tract of land;

Thence, along the southeasterly right-of-way line of Hays St., N 45° 05' 43" E, a distance of 151.50 feet to a calculated point from which a found pk nail bears s 45°05'43" a distance of 0.23 feet;

Thence, S 44° 54' 17" E, a distance of 257.00 feet to a set PK Nail, being also the most easterly corner of herein described tract ;

Thence, S 45° 05' 43" W, a distance of 151.50 feet to a set PK Nail in the north R.O.W. line of Jefferson St., being the most southerly corner of herein described tract ;

Thence, along the northerly R.O.W. line of Jefferson St. n 44° 54' 17" w, a distance of 257.00 feet to the **Point of Beginning**, containing an area of 0.8938 acres (38,936 sq. ft.) of land, more or less.

2-26-2019

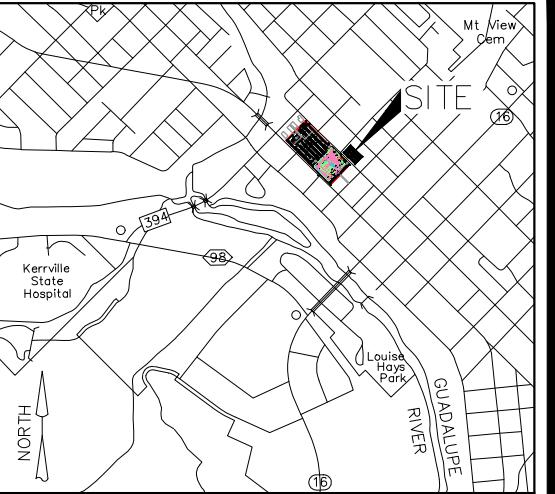
Alberto Jonathan Perez
Registered Professional Land Surveyor
Texas Registration Number 6572
Stantec Consulting Services, Inc.
70 NE Loop 410, Suite 1100
San Antonio, Texas 78216
210/525-9090
TBPLS Firm No.: 10194228

DATE



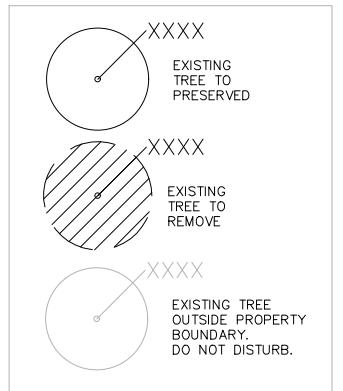
TREE PROTECTION NOTES

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 20 MINUTES TO PREVENT OAK WILT INFECTION.
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207-8053).
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. AVOID TRENCHING THROUGH THE CRZ OF PROTECTED TREES. ALTER ROUTES OF UNDERGROUND INFRASTRUCTURE OR USE ALTERNATE METHODS SUCH AS PIPE BORING OR HAND TRENCHING. DO NOT TRENCH OR EXCAVATE THE SOIL WITHIN CRZs. TUNNEL OR BORE AT LEAST 18 INCHES BENEATH CRZs TO INSTALL UTILITY LINES.



VICINITY MAP
KERRVILLE, TEXAS
N.T.S.

EXISTING TREE LABEL



EXISTING TREE INVENTORY TABLE

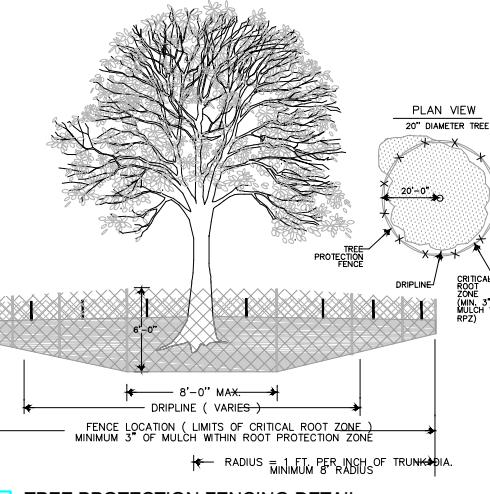
Tag #	Species	Caliper Inch	Action	Comments
4277	Paper Leaf Mulberry	26	Preserve	Invasive
4279	Paper Leaf Mulberry	38	Preserve	Invasive
4280	Paper Leaf Mulberry	14	Remove	Invasive
4281	Paper Leaf Mulberry	13	Remove	Invasive
4282	Crape Myrtle	20	Remove	
4284	Post Oak	28	Remove	
4285	Crape Myrtle	9	Remove	
4288	Post Oak	46	Preserve	
4289	Unknown	12	Preserve	
4290	Hackberry	22	Remove	
4292	Hackberry	17.5	Preserve	
4293	Post Oak	24	Remove	
4295	Unknown	30	Preserve	
4296	Hackberry	24	Remove	
4298	Pecan	22	Preserve	
4299	Pecan	28	Preserve	
4300	Pecan	38	Remove	
4301	Hackberry	20	Preserve	



KERRVILLE #1

TREE PRESERVATION PLAN

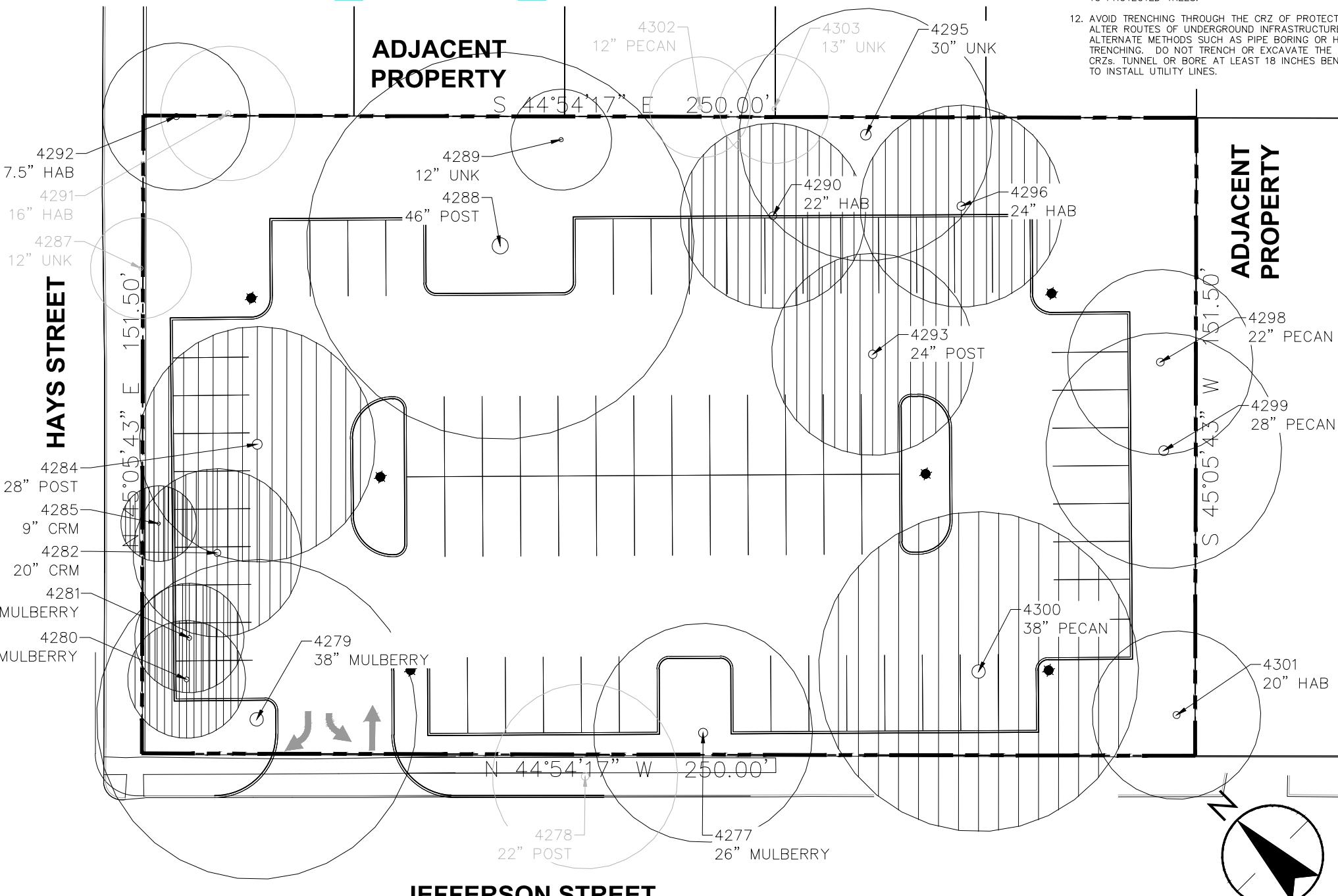
4/9/2019



1 TREE PROTECTION FENCING DETAIL

2 WOOD WRAPPING

3 BRANCH PRUNING





**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Ordinance No. 2019-10. An Ordinance amending the 2019 Fiscal Year Budget to account for the transfer of excess funds, the receipt of additional revenue, and to make other amendments as provided herein.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 21, 2019

SUBMITTED BY: Amy Dozier

EXHIBITS: [20190528_Ordinance_2019-10 Amending 2019 FY Budget.pdf](#)
[20190528_Ordinance_Attachment A.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

During the year, events occur that require amending the originally adopted budget. Transfers between expenditure line items with a \$0 net impact to the fund can be approved by the City Manager. Amendments that increase overall revenue or expenditures require approval from the City Council in the form of an ordinance that requires two readings and two votes.

The attached mid-year budget amendment provides detail on all of the requested amendments. A summary of those amendments is as follows:

1. Transfer of excess fund balance based on audited FY2018 financial statements including \$200,000 to the General Asset Replacement Fund, \$200,000 to the General Capital Projects Fund, and \$100,000 to the Water Asset Replacement Fund. In

accordance with our financial policy, excess fund balance can be appropriated for capital items. The City's General Fund unassigned fund balance will be at 30% of operating expenditures, still exceeding our target of 25%, following the transfer. The transfers will be used as cash financing for capital projects and capital asset replacement purchases that Council will approve as part of the FY2020 budget process. In addition, Council will separately approve any individual purchases or contracts over \$50,000.

2. An amendment to account for the receipt of \$102,000 from HEB for the Hays St. right of way. The proceeds will be received by the General Fund and transferred to the General Capital Projects fund to be used as cash financing for capital projects that Council will approve as part of the FY2020 budget process.
3. An amendment to account for the receipt and related expenditures for \$35,000 in grants received for recycling receptacles and household hazardous waste collection.
4. An amendment authorizing the \$20,000 purchase of an undercover police vehicle using the accumulated fund balance in the Police Special Revenue Fund. As of 9/30/18, the available fund balance that can only be used for Police related purchases was \$60,978.
5. An amendment related to our banking agreement with Wells Fargo. Our contract contains a provision that allows us the option of receiving interest and paying fees or letting the activities net with no cash implication. With rising interest rates this year, we switched to the option that pays interest and charges fees. This option is resulting in net revenue of approximately \$2,000 per month. The budget was prepared using the no cash option. The amendment authorizes \$31,500 in banking fees offset by interest revenue.
6. An amendment to record the receipt of \$27,853 in Fire and EMS grants and donations. The revenue will be used to pay for tools, equipment and overtime related to the revenue.
7. An amendment to record \$14,610 in additional donations to the Library Memorial Fund. The amendment authorizes the donations to be used for purchasing items for the library including books, magazine racks and technology items.
8. An amendment authorizing \$14,838.26 in additional interest expense in the Water Debt Service Fund. The final amortization schedule for the Texas Water Development Board (TWDB) debt was not received until December 2018 and it was slightly different than the estimated amounts. The additional expense will be paid for using interest revenue in the fund that has been better than budget. Council approved issuance of the debt in 2018.
9. An amendment with no cash implication, but that is required for proper accounting and financial statement reporting purposes. The TWDB debt is structured differently than other debt. Rather than receiving the proceeds when the loan closes, the funds were put into an escrow account. The City receives distributions from the escrow account as project expenditures are incurred for the Legion Lift and TTHM projects. We anticipated these funds would go directly to the Water Capital Projects Fund. However, for financial statement reporting purposes, the funds must come to the Water Fund first and then be

transferred to the Capital Projects Fund. The amendment is for the total amount of escrow distributions expected for both projects in FY2019.

RECOMMENDED ACTION:

Approve Ordinance 2019-10 on first reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-10**

**AN ORDINANCE AMENDING THE 2019 FISCAL YEAR BUDGET
TO ACCOUNT FOR THE TRANSFER OF EXCESS FUNDS, THE
RECEIPT OF ADDITIONAL REVENUE, AND TO MAKE OTHER
AMENDMENTS AS PROVIDED HEREIN**

WHEREAS, Ordinance No. 2018-17, as approved upon second reading on September 11, 2018, adopted the Fiscal Year 2019 Budget for the City of Kerrville, Texas; and

WHEREAS, the City Council finds that amending the City's Fiscal Year 2018 Budget is in the best interest of the citizens of the City of Kerrville;

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

In accordance with Section 8.07 of the City Charter, the Official Budget for Fiscal Year 2018 is amended as set forth in **Attachment A**.

**PASSED AND APPROVED ON FIRST READING, this the _____ day of
_____, A.D., 2019.**

**PASSED AND APPROVED ON SECOND AND FINAL READING, this
the _____ day of _____, A.D., 2019.**

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary

Attachment A
 City of Kerrville
 FY2019 Mid-Year Budget Amendment

Fund	Account #	Account Name	Debit	Credit
1. General Fund	01-0100-9018	Transfer Out - Gen Asset Replacement	200,000.00	
General Asset Replacement	18-7001	Transfer In - General Fund		200,000.00
General Fund	01-0100-9070	Transfer Out - Gen Capital Projects	200,000.00	
General Capital Projects	70-7001	Transfer In - General Fund		200,000.00

Note:

This amendment authorizes the transfer of \$400,000 in excess fund balance based on audited FY2018 financial statements to fund the following:

- a. Future asset replacement purchases - these purchases will be approved as part of the annual budget process and any individual purchase > \$50,000 will be approved by Council.
- b. FY2020 Capital Projects - including the remaining portion of the Drainage Master Plan project. Any contracts >\$50,000 will be individually approved by Council.

2. Water Fund	02-0200-9019	Transfer Out - Water Asset Replacement	100,000.00	
Water Asset Replacement	19-7002	Transfer In - Water Fund		100,000.00

Note:

This amendment authorizes the transfer of \$100,000 in excess fund balance based on audited FY2018 financial statements to fund the following:

- a. Future asset replacement purchases - these purchases will be approved as part of the annual budget process and any individual purchase > \$50,000 will be approved by Council.

3. General Fund	01-0100-9070	Transfer Out - Gen Capital Projects	102,000.00	
General Fund	01-6901	Asset Disposal Proceeds		102,000.00
General Asset Replacement	70-7001	Transfer In - General Fund		102,000.00

Note:

This amendment accounts for a payment from HEB for the Hays St. right of way agreement. The proceeds will be transferred to the General Capital Projects fund to be used as cash financing for capital projects that Council will approve as part of the FY2020 budget process.

Attachment A
 City of Kerrville
 FY2019 Mid-Year Budget Amendment

Fund	Account #	Account Name	Debit	Credit
4. Grant Fund	85-8562-1100	Tools and Equipment	10,000.00	
Grant Fund	85-6782	Grant - Recycle		10,000.00
Grant Fund	85-8562-3140	Recycling Services	25,000.00	
Grant Fund	85-6782	Grant - Recycle		25,000.00

Note:

This amendment records the receipt and related expenditure in the Grant Fund for two grants received from AACOG: \$10,000 for recycling receptacles and \$25,000 for the Household Hazardous Waste Event held in November.

5. Police Special Revenue Fund	13-1303-5200	Vehicles	20,000.00
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Note:

This amendment authorizes the purchase of an undercover police vehicle using accumulated fund balance in the Police Special Revenue Fund. As of 9/30/18, available fund balance that can only be used for Police related purchases was \$60,978.

6. General Fund	01-0106-3114	Banking Fees	31,500.00	
General Fund	01-6970	Interest Revenue		31,500.00

Note:

Our banking agreement with Wells Fargo contains a provision that allows us the option of receiving interest and paying fees or letting the activities net with no cash implication. With rising interest rates this year, we switched to the option that pays interest and charges fees. This option is resulting in net revenue of at least \$2,000 per month. The budget was prepared using the no cash option. This amendment authorizes the additional banking fees and shows offsetting revenue.

7. General Fund	01-0130-1100	Tools & Equipment	10,250.00	
General Fund	01-0130-1110	Technology Equipment	3,343.00	
General Fund	01-6730	EMS - Grants/Donations		13,593.00

Note:

This amendment records a grant from the Trauma Care System Fund (EMS) that was used to fund the purchase of an AirTraq device and technology equipment.

Attachment A
 City of Kerrville
 FY2019 Mid-Year Budget Amendment

Fund	Account #	Account Name	Debit	Credit
8. General Fund	01-0121-0001	Overtime	14,260.31	
General Fund	01-6721	Fire - Grants/Donations		14,260.31
Note:				
This amendment records grants received from STRAC related to emergency deployments. The grants are used to offset department overtime incurred because of the deployment.				
9. Library Memorial Fund	15-6799	Miscellaneous Donation		9,710.00
Library Memorial Fund	15-1500-5700	Books and Records	6,050.00	
Library Memorial Fund	15-1500-2300	Software Maintenance Agreements	3,660.00	
Library Memorial Fund	15-6702	Friends of the Library Donation		4,850.00
Library Memorial Fund	15-1500-1100	Tools and Equipment	4,500.00	
Library Memorial Fund	15-1500-1110	Technology Equipment	350.00	
Note:				
This amendment records donations received by the Library Memorial Fund and offsetting expenditures for books, magazine storage bins, a basement Wi-Fi access point and a subscription to a service called Deep Freeze to manage, update and secure public access computers.				
10. Water Debt Service	53-5300-4119	2018B TWDB Interest Expense	14,438.26	
Water Debt Service	53-6970	Interest Revenue		14,438.26
Note:				
The actual debt amortization schedule on the Water Fund's Texas Water Development Fund debt was slightly different than estimated during the FY2019 budget process, resulting in \$14,438.26 more in debt service in FY2019. No additional debt service transfer from the Water Fund is required, because better than budgeted interest revenue in the debt service fund will offset the interest expense.				
11. Water Fund	02-0200-9071	Transfer Out - Water Capital Projects	8,000,000.00	
Water Capital Projects Fund	71-7002	Transfer In - Water Fund		8,000,000.00

Attachment A
City of Kerrville
FY2019 Mid-Year Budget Amendment

Fund	Account #	Account Name	Debit	Credit
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Note:

This amendment is to show an accounting treatment requested by our auditors. The loans from TWDB were funded to an escrow account at the closing date. The City receives distributions from the escrow account as project expenditures are incurred for the Legion Lift and TTHM projects. We anticipated that these distribution would go directly to the Capital Projects Fund. However, for financial statement reporting purposes, the funds must come to the Water Fund first and then be transferred to the Capital Projects Fund. This amendment is for the total amount of escrow distributions expected for both projects in FY2019.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Ordinance No. 2019-12 amending in its entirety Chapter 10, "Alcoholic Beverages" of the Code of Ordinances of the City of Kerrville, Texas; regarding the City's authority over the sale of alcoholic beverages, to include the process for the City's imposition and collection of fees, to prohibit sales within areas zoned for residential use, to prohibit sales within three hundred feet of churches, public hospitals, schools, and child-care facilities, and to adopt a variance process applicable to such distance requirement; containing a savings and severability clause; providing for an effective date; ordering publication; and providing other matters relating to the subject.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 21, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190528_Ordinance_2019-12 Amending Chapter 10 Code of Ordinances - Alcoholic Beverages.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Since at least 1933, the City of Kerrville has regulated various aspects of the sale of alcoholic beverages. The City has enacted regulations prohibiting the sale of alcoholic beverages within 300 feet of any church or school. The distance requirement creates an undue hardship in some special districts such as the Downtown Core and the Central Business District. As certain areas are identified as catalytic areas in the Kerrville 2050 Comprehensive Plan, it is in the public interest to amend Chapter 10, "Alcoholic Beverages", to clarify the City's authority over the sale of alcoholic beverages, to include

the process for the City's imposition and collection of fees, the prohibition of sales within areas zoned for residential use, and the prohibition of sales within 300 feet of churches, public hospitals, schools, and child-care facilities, and to adopt a variance process to such distance requirement.

RECOMMENDED ACTION:

Approval of Ordinance No. 2019-12 as presented.

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-12

AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 10 “ALCOHOLIC BEVERAGES” OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS; REGARDING THE CITY’S AUTHORITY OVER THE SALE OF ALCOHOLIC BEVERAGES, TO INCLUDE THE PROCESS FOR THE CITY’S IMPOSITION AND COLLECTION OF FEES, TO PROHIBIT SALES WITHIN AREAS ZONED FOR RESIDENTIAL USE, TO PROHIBIT SALES WITHIN THREE HUNDRED FEET OF CHURCHES, PUBLIC HOSPITALS, SCHOOLS, AND CHILD-CARE FACILITIES, AND TO ADOPT A VARIANCE PROCESS APPLICABLE TO SUCH DISTANCE REQUIREMENT; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE; ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, the Texas Legislature narrowly circumscribes a home-rule city’s authority to regulate alcoholic beverages; and

WHEREAS, the City, pursuant to the authority granted by the state, has regulated various aspects of the sale of alcoholic beverages since at least 1933, such regulations found within Chapter 10 “Alcoholic Beverages” of the City’s Code of Ordinances (“Chapter 10”); and

WHEREAS, pursuant to the authority found within Section 109.33 of the Texas Alcoholic Beverage Code, the City, per Section 10-6 of its Code of Ordinances, previously enacted regulations prohibiting the sale of alcoholic beverages within 300 feet of any church or school; and

WHEREAS, Section 109.33, Texas Alcoholic Beverage Code, also authorizes a city to allow a variance to this distance requirement under certain conditions, which to date, the City has not adopted; and

WHEREAS, the City’s Comprehensive Plan (*Kerrville 2050*) encourages the development of compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts to create a livable and sustainable community; and

WHEREAS, City staff believes requiring a three hundred foot distance near churches, schools, or public hospitals located within the City’s downtown area and other mixed-use areas would create an inefficient use of the land

under the Comprehensive Plan and create an undue hardship on businesses within these districts; and

WHEREAS, it is advisable to amend Chapter 10 to provide the distance regulations contained therein as it relates to churches, public or private schools, or public hospitals are not applicable to specified districts; and

WHEREAS, while reviewing Chapter 10 with respect to making this change, City staff found other language that should be amended to clarify the City's authority over the sale of alcoholic beverages within the City; and

WHEREAS, the City Council of the City of Kerrville, Texas, finds it to be in the public interest to amend Chapter 10, by amending it in its entirety to clarify the City's authority over the sale of alcoholic beverages, to include the process for the City's imposition and collection of fees, to prohibit sales within areas zoned for residential use, to prohibit sales within 300 feet of churches, public hospitals, schools, and child-care facilities, and to adopt a variance process applicable to such distance requirement;

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

SECTION ONE. Chapter 10 "Alcoholic Beverages," of the Code of Ordinances of the City of Kerrville, Texas, is amended by repealing it and replacing it in its entirety with new language that is underlined (added) as follows:

"Sec. 10-1. – Local fee; certificate.

(a) There is levied and assessed and shall be collected by the City a fee from every person pursuing or engaging in any business within the City for which a permit or license is required by the Texas Alcoholic Beverage Code (the "Code"). Such fee shall be in an amount equal to one-half of the state fee charged for such permit or license as such fee now exists or shall from time to time be established or modified pursuant to the Code, except for a brewer's permit, brewpub license, or license issued for a similar business, in which case the City shall charge the fee applicable for an on-premises retailer. The City adopts those exemptions from the permit and license fee requirement as are provided in the Code.

(b) Upon payment to the City Secretary of the applicable fee prescribed in this section and presentation to the City Secretary of a permit or license

duly issued by the state to the applicant or person paying such fee, the City Secretary shall, in the name of the City, issue and deliver to such applicant or person a certificate to engage in the business within the City of the character described in and authorized by the permit or license from the state held by such applicant or person. The certificate so issued in the name of the City will authorize the conduct of such business upon the premises described in the permit or license from the state and remain in force only so long as such permit or license from the state remains in force. The holder of the state permit or license shall publicly display the certificate from the City on the premises together with the state permit or license.

(c) A certificate issued by the City under the terms of this chapter shall be issued in conjunction with the permit or license issued and/or renewed by the Texas Alcoholic Beverage Commission (TABC) or every two years from the date issued. No part of the City fee may be refunded if a permit or license issued by the state is terminated before its expiration date.

Sec. 10-2. – Sale of beer and wine prohibited in residential areas.

Pursuant to the authority granted by the Texas Alcoholic and Beverage Code, the sale of beer and wine within residentially zoned areas within the City is prohibited, which is in accordance with the Zoning Code of the City, as may be amended.

Sec. 10-3. – Sales limited near church, school, hospital, or child-care facility.

(a) Church and public hospital.

- (1) The sale of alcoholic beverages within 300 feet of a church or public hospital is prohibited.
- (2) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

(b) Public and private schools.

- (1) The sale of alcoholic beverages within 300 feet of a public or private school is prohibited.

(2) The measurement of the distance between the place of business where alcoholic beverages are sold and a public or private school shall be in a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections.

(c) Child-care facility.

(1) The sale of alcoholic beverages within 300 feet of a “day-care center” or a “child-care facility” as those terms are defined by Section 42.002 of the Texas Human Resources Code, is prohibited.

(2) The measurement of the distance between the place of business where alcoholic beverages are sold and a day-care center or child-care facility shall be in a direct line from the property line of the day-care center or child-care facility to the property line of the place of business, and in a direct line across intersections.

(d) Responsibility for measurements. The City Manager or designee is responsible for the measurement of distances under this section.

(e) Exceptions. The above regulations prohibiting the sale of alcoholic beverages within specified distances from churches, public hospitals, public and private schools, and child-care facilities are subject to any and all conditions and exceptions established in the Texas Alcoholic Beverage Code.

(f) Notices. Every applicant for an original alcoholic beverage permit or license for a location with a door by which the public may enter the place of business of the applicant that is within 1,000 feet of the nearest property line of a public or private school, measured along street lines and directly across intersections, shall give written notice of the application to the official of the public or private school before filing the application with the Texas Alcoholic Beverage Commission and the City. A copy of the notice must be submitted to the Commission and the City with the application. This section does not apply to a permit or license covering a location where minors are prohibited from entering the premises under Section 109.53, Texas Alcoholic Beverage Code.

(g) Variances to distance requirement. A property owner may apply to City Council for a variance from the distance limitations provided by

this section. The property owner must file a request for variance on a form provided by the City, pay the applicable fee, and specify the grounds supporting the variance as specified below. Upon submission of an administratively complete application, the City Manager or designee shall then place the variance application on a meeting agenda. City Council may allow a variance to this section if it determines that the enforcement of the regulation in a particular circumstance:

- (1) is not in the best interests of the public;
- (2) constitutes waste or inefficient use of land or other resources;
- (3) creates an undue hardship on the applicant for a permit or license;
- (4) does not serve its intended purpose;
- (5) is not effective or necessary; or
- (6) for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(h) *Public hearing.* City Council may not grant a variance under this section except after a public hearing for which notice has been given not less than ten days prior to the hearing date both in the official City newspaper and by regular United States mail to property owners within 200 feet of the place of the business requesting a variance. The City shall send the notice to all such owners at the address indicated on the last approved City tax roll. The notice area for a variance request shall be measured in a direct line from the property line of the place of business.

(i) *Refiling.* When City Council denies an application or when the applicant has withdrawn a request after the giving of public notice, the City will not accept a new application for a variance for a period of 12 months from the date of a denial or withdrawal unless the variance is denied without prejudice.

(j) Fee. City Council may establish a reasonable fee for the administrative costs with processing a variance under this section, which such fee shall then be specified within the City's Fee Schedule.

(k) Variance within Districts. Notwithstanding any other provision in this section, a variance is hereby granted to allow the sale of alcoholic beverages within 300 feet of a church or school at any premise covered by a permit or license for the sale of alcoholic beverages by the holder of a food and beverage certificate if the premises is located within the Central Business or Down Core Zoning Districts, or successor districts, or mixed use districts, as defined by the City's Zoning Code, as may be amended.

Sec. 10-4. – Selling of alcoholic beverages restricted to certain hours.

(a) Any person, firm, or corporation authorized to offer for sale alcoholic beverages within the City may do so only during the hours authorized under Chapter 105, Texas Alcoholic Beverage Code.

(b) Pursuant to Section 105.03, Texas Alcoholic Beverage Code, extended hours for the sale of mixed beverages are adopted, so that the holder of a mixed beverages late hours permit may sell and offer for sale mixed beverages between midnight and 2:00 a.m. on any day.

(c) Pursuant to Section 105.05, Texas Alcoholic Beverage Code, extended hours for the sale of beer are adopted, so that the holder of a retail dealer's on-premises late hours license may sell, offer for sale, and deliver beer between midnight and 2:00 a.m. on any day.

Sec. 10-5. – Penalty for selling alcoholic beverages in violation of chapter.

A person, firm, or corporation subject to this chapter who sells an alcoholic beverage without having paid the fee herein levied; or, violates, disobeys, omits, neglects or refuses to comply with any other part of this chapter commits a misdemeanor punishable by a fine of not less than \$10.00 nor more than \$200.00. In addition, the City Secretary shall report any such failure to pay the fee to the Texas Alcoholic Beverage Commission.”

SECTION TWO. The City Secretary is authorized and directed to submit this amendment to the publisher of the City's Code of Ordinances and the publisher is

authorized to amend said Code to reflect the amendment adopted herein and to correct typographical errors and to index, format, and number and letter paragraphs to the existing Code as appropriate.

SECTION THREE. The provisions of this Ordinance are to be 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 hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

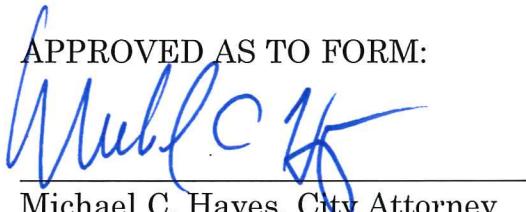
SECTION FIVE. In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), the City Clerk is hereby authorized and directed to publish the descriptive caption of this Ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

PASSED AND APPROVED ON FIRST READING, this the _____ day of _____, A.D., 2019.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the _____ day of _____, A.D., 2019.

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Ordinance No. 2019-09, an ordinance annexing a portion of an approximate 35.05 acre tract of land out of the S. Wallace Survey No. 113, Abstract No. 347, and into the corporate limits of the City of Kerrville, Texas; said tract being located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; and generally located adjacent to Loop 534 (Veterans Highway); further describing the property to be annexed; adopting a service plan for the property annexed; and establishing the zoning both for the property annexed and the entire tract.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** Apr 09, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190514_Ordinance_2019-09 Annexing Loop 534 - KISD Peterson MS.pdf](#)
[20190514_LocationMap_2019-007 - Zoning - PetersonMS.pdf](#)
[20190528_Report_Traffic Impact Analysis sent by Dr Mark Foust.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
N/A	N/A	N/A	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	F - Public Facilities and Services
Guiding Principle	F9. Recognize public services and facilities as potential catalysts for growth and redevelopment that can promote economic development and cultural enrichment
Action Item	F9.3 - Target public investment for facilities and infrastructure toward areas where mixed-use and redevelopment is desired

SUMMARY STATEMENT:

Public hearing and consideration of an ordinance for the City of Kerrville to annex into its incorporated limits with a zoning classification of Public & Institutional District ("PI") a portion of an approximately 35.05 acre tract of land out of the S. Wallace Survey No. 114, Abstract No. 348, and the S. Wallace Survey No. 113, Abstract No. 347; said portion of the

tract located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the Property generally located adjacent to State Highway Loop 534. The portion of the tract that is located within the City of Kerrville is currently zoned both E-25 and Residential Cluster ("RC") Zoning Districts, said zoning which is proposed to be amended to Public & Institutional District ("PI"). (File No. 2019-007)

STAFF ANALYSIS

Consistency with the Kerrville 2050 Comprehensive Plan: The property is located in Strategic Catalyst Area 8 which is characterized by Loop 534 and anchored by Tivy High School. Allowable place types include community commercial uses closer to the loop and surrounding residential uses.

ADJACENT ZONING AND LAND USES

Subject Property

Current Zoning: Outside City Limits, East District 25 (E-25), & Residential Cluster (RC)

Existing Land Uses: Vacant

Direction: North

Current Zoning: East District 25 (E-25) & Residential Cluster (RC)

Existing Land Uses: Vacant

Direction: East

Current Zoning: East District 26 (E-26)

Existing Land Uses: Vacant & Tivy High School

Direction: South

Current Zoning: Outside City Limits & Residential Cluster (RC)

Existing Land Uses: Vacant

Direction: West

Current Zoning: Outside City Limits

Existing Land Uses: Vacant

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the E-25 and RC zoning district are indicated by the letters "P" and "C," respectively, in the following table:

E-25 DISTRICT PERMITTED & CONDITIONAL USE TABLE

Building Construction, Specialist P
Business Services I P
Business Services II P
Cocktail Lounge P
Dwelling, Multiple Family P
Education, Secondary and College C
Education, Primary P
Funeral Services P
Institutional and Public Use Facilities P
Manufacturing, Custom P
Manufacturing and Industrial, Limited C
Personal Services I P
Personal Services II P
Personal Services, Limited P
Professional Offices P
Restaurant, General P
Restaurant, Limited P
Retail Trade - I P
Retail Trade - Limited P
Tourist/Visitor & Recreation Service P
Vehicle Sales/Service New C

RC DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast C
Dwelling, Single Family, Detached P
Dwelling, Single Family with Apartment C
Dwelling, RC District Uses (with plat) P
Education, Primary C

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the PI zoning district are indicated by the letters "P" and "C," respectively, in the following table:

PI DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast P

Dwelling, Multiple Family C

Education, Secondary and College P

Education, Primary P

Institutional and Public Use Facilities P

Personal Services I C

Professional Offices C

Tourist/Visitor & Recreation Service P

THOROUGHFARE PLAN: State Highway Loop 534 is designated as a Primary or Principal Arterial. Principal arterials typically serve as the highest traffic volume corridors, prioritizing longer-distance trips and providing connectivity between surrounding communities and major activity centers within Kerrville. A typical principal arterial is a four-lane divided roadway with a raised median, which can accommodate turning traffic at intersections and regulates access to the adjacent development. In rural and constrained areas or where there is a high volume of left-turning vehicles, the roadway may be undivided with a center turn lane at intersections.

Two Collectors are proposed along the southern border and through this property, one of which is the future extension of Olympic Drive. Collectors provide the necessary connectivity through and between residential neighborhoods and support circulation in nonresidential activity centers. A typical collector in Kerrville is a two-lane divided roadway with a center turn lane; however, in constrained areas, a two-lane undivided roadway may be appropriate so that a portion of the right-of-way could be used for pedestrian space or on-street parking.

TRAFFIC IMPACT: Preliminary feedback report attached. Additional analysis occurring before June 6, 2019 P&Z plat review.

PARKING: To be determined

ANNEXATION SCHEDULE

January 14, 2019 - Petition received

February 12, 2019 - City Council approved Resolution 06-2019 as presented in a vote of 5-0 in favor

March 21, 2019 - Planning and Zoning Commission held a public hearing, and recommended approval as presented in a vote of 5-0 in favor

April 16, 2019 - City Council held first public hearing

April 23, 2019 - City Council held second public hearing

May 14, 2019 - City Council held a public hearing and first reading of Ordinance 2019-09, and recommended approval as presented in a vote of 4-1 in favor

May 28, 2019 - City Council second reading of Ordinance 2019-09

RECOMMENDED ACTION:

Planning and Zoning Commission recommend approval of Ordinance No. 2019-09 on second reading.

CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-09

AN ORDINANCE ANNEXING A PORTION OF AN APPROXIMATE 35.05 ACRE TRACT OF LAND OUT OF THE S. WALLACE SURVEY NO. 113, ABSTRACT NO. 347, INTO THE CORPORATE LIMITS OF THE CITY OF KERRVILLE, TEXAS; SAID TRACT BEING LOCATED WITHIN KERR COUNTY, TEXAS, AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KERRVILLE, TEXAS; AND GENERALLY LOCATED ADJACENT TO LOOP 534 (VETERANS HIGHWAY); FURTHER DESCRIBING THE PROPERTY TO BE ANNEXED; ADOPTING A SERVICE PLAN FOR THE PROPERTY ANNEXED; AND ESTABLISHING THE ZONING BOTH FOR THE PROPERTY ANNEXED AND THE ENTIRE TRACT

WHEREAS, pursuant to Texas Local Government Code Section 43.028, the owner of the property described in Section One, below, previously petitioned the City to annex the property into the corporate limits of the City of Kerrville, Texas; and

WHEREAS, having provided all required public notices, held all required public hearings at which persons with an interest in the matter were provided an opportunity to be heard, the City Council of the City of Kerrville, Texas, finds it to be in the public interest to approve an ordinance annexing the subject property, adopt a service plan as required by state law, and establish zoning regulations for the property;

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

SECTION ONE. The property described and depicted in **Exhibit A** is annexed and incorporated into the corporate limits of the City of Kerrville, Texas, for all legal purposes.

SECTION TWO. The petition for annexation concerning the property described in Section One, above, is attached as **Exhibit B** and incorporated herein by reference.

SECTION THREE. The service plan regarding the provision of public services, as set forth in **Exhibit C**, attached hereto and incorporated herein by reference, is hereby adopted for the property described in Section One, above, as required by Section 43.056, Texas Local Government Code.

SECTION FOUR. Upon the adoption of this Ordinance, the property described in Section One, above, will be zoned as a Public and Institutional Zoning District (“PI”). In addition, the portions of the property that are currently within the City and that are zoned either Residential Cluster (“RC”) or E-25 are rezoned into a Public and Institutional Zoning District (“PI”).

SECTION FIVE. The provisions of this Ordinance are to be cumulative of all 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 hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION SIX. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SEVEN. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Article 1-1-7 of the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION EIGHT. In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), 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.

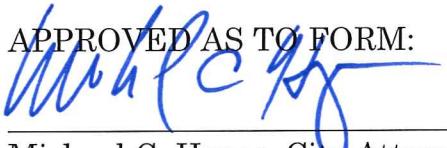
SECTION NINE. In accordance with Section 43.028(d) of the Texas Local Government Code, the City Secretary is directed to file a certified copy of this Ordinance together with a copy of the petition requesting annexation with the Kerr County Clerk.

PASSED AND APPROVED ON FIRST READING, this the _____
day of _____ A.D., 2019.

PASSED AND APPROVED ON SECOND READING, this the _____
day of _____ A.D., 2019.

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary

EXHIBIT "A"

MDS

LAND SURVEYING COMPANY, INC.

Boundary ♦ Topographic ♦ Construction
729 Sidney Baker Street, Suite "B"

Kerrville, Texas 78028
Phone: 830-816-1818

Email: mdsinc@gvtc.com Firm no. 10019600

FIELD NOTES FOR A 35.05 ACRE TRACT

BEING A 35.05 ACRE TRACT OF LAND LOCATED IN THE S. WALLACE SURVEY NO. 114, ABSTRACT NO. 348, AND THE S. WALLACE SURVEY NO. 113, ABSTRACT NO. 347, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT RECORDED IN VOLUME 71, PAGE 573, DEED RECORDS OF KERR COUNTY, TEXAS. SAID 35.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

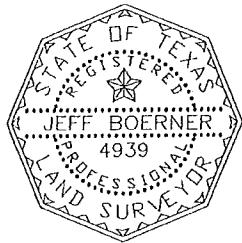
BEGINNING at a $\frac{1}{2}$ " rebar found in the west right-of-way line of State Loop 534, at the southeast corner of the herein described tract, said point being the northeast corner of a called 3.07 acre dedication to the City of Kerrville, recorded in Volume 1077, Page 339, Official Public Records of Kerr County, Texas;

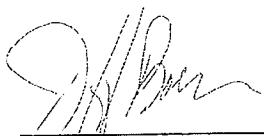
- (1) **Thence**, departing the west right-of-way line of State Loop 534, with the north line of the called 3.07 acre dedication, the south boundary line of the herein described tract, the following 2 (two) courses and distances:
 - a. **N 86° 22' 46" W, 1338.00'** to a $\frac{1}{2}$ " rebar found for the point of curvature of a curve to the left;
 - b. with the arc of said curve to the left, with a radius of 640.49', a central angle of 08° 58' 57", an arc length of 100.41', and a chord which bears **S 89° 07' 46" W, a distance of 100.31'** to a $\frac{1}{2}$ " with "MDS" cap set for southwest corner;
- (2) **Thence**, departing the north line of the called 3.07 acre dedication, with the west, northwest, and north boundary lines of the herein described tract, the following 3 (three) courses and distances:
 - a. **N 03° 37' 14" E, 697.79'** to a $\frac{1}{2}$ " rebar with "MDS" cap set for angle;
 - b. **N 48° 37' 14" E, 855.68'** to a $\frac{1}{2}$ " rebar with "MDS" cap set for corner;
 - c. **S 62° 48' 15" E, 881.82'** to a $\frac{1}{2}$ " rebar with "MDS" cap set for northeast corner in the west right-of-way line of State Loop 534;

(3) Thence, with the west right-of-way line of State Loop 534, the east boundary line of the herein described tract, the following 2 (two) courses and distances:

- a. **S 10° 17' 01" E, 103.08'** to a TxDOT, Type 1, concrete marker found for angle;
- b. **S 03° 37' 27" W, 842.25'** to the **PLACE OF BEGINNING** and containing **35.05** acres of land, more or less.

Note: This description is based on an on the ground survey performed in June of 2018. The basis of bearings was derived from the Texas State Plane Coordinate System, South Central Zone. A survey plat with same date accompanies this description.





Jeff Boerner RPLS # 4939
Date: 01-14-2019 Job No. 18-135-00

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (12).
2. FIELD SURVEY COMPLETED 06-26-2018.
3. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLY APPARENT AT THE TIME OF THE MAKING OF THIS SURVEY; RECORDING SURVEYS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. A FIELD NOTE DESCRIPTION WITH SAME DATE ACCOMPANIES THIS SURVEY.

LEGEND

- (S) SANITARY SEWER MANHOLE
- X— WIRE FENCE
- (P) FND TXDOT TYPE 1 CONCRETE MARKER
- (O) 1/2" REBAR FOUND
- (O) 1/2" REBAR SET WITH "MDS" CAP
- POB POINT OF BEGINNING
- (D) FIRE HYDRANT
- () RECORD INFORMATION

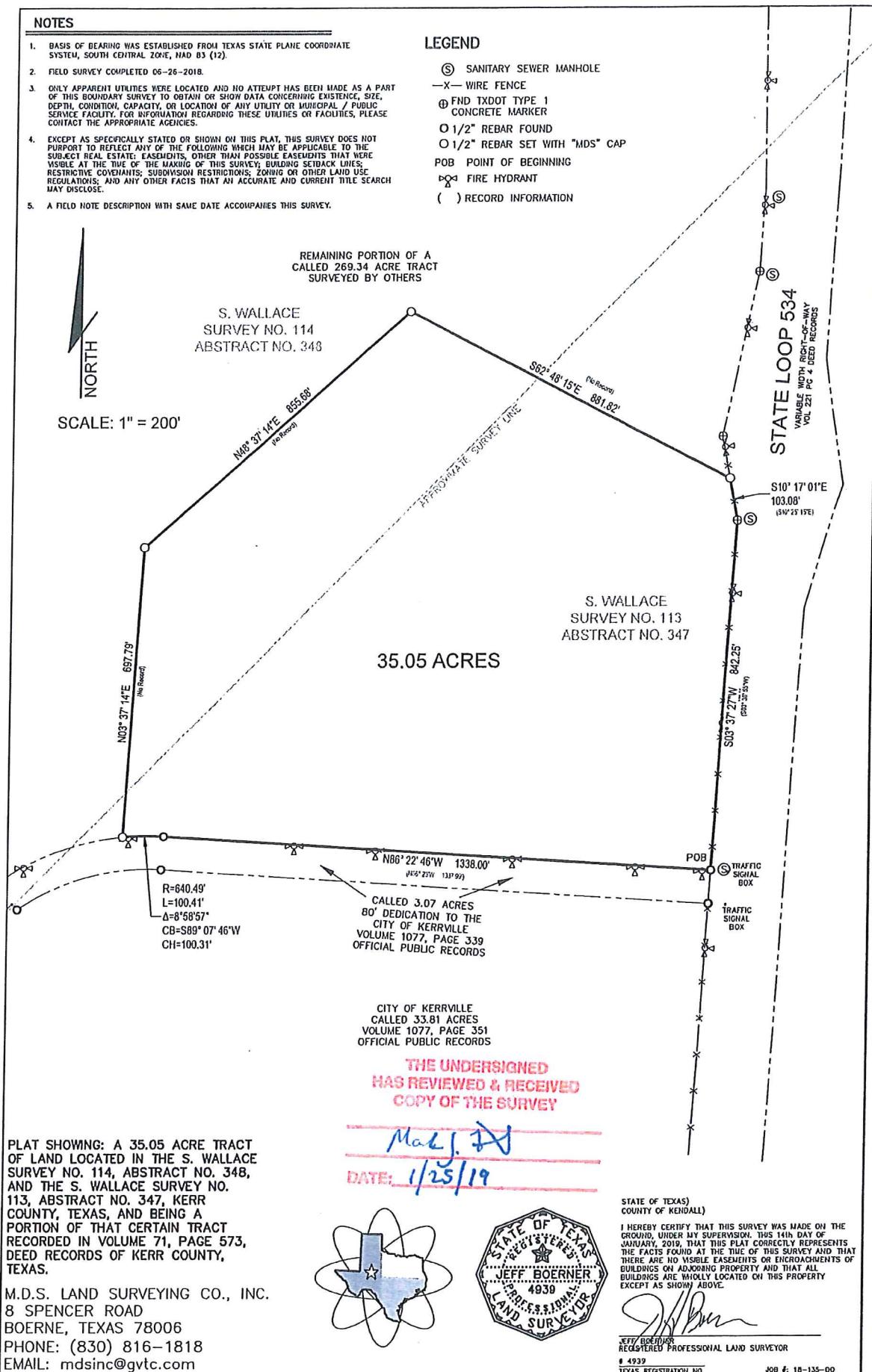


EXHIBIT "B" 99

PETITION REQUESTING ANNEXATION TO THE CORPORATE LIMITS OF THE CITY
OF KERRVILLE, TEXAS, OF TEXAS ACRES OUT OF THE No. 114, 113 Survey,
Abstract Number 348, 347, KERR COUNTY TEXAS

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF KERRVILLE,
TEXAS:

Kerrville Independent School District is the sole owner of an approximately 35.05 acre tract of land located adjacent to the incorporated limits of the City of Kerrville which is out of the Survey No. 114, 113 Abstract No. 348, 347 Kerr County, Texas, and is more particularly described as follows:

SEE EXHIBIT "A".

In accordance with Texas Local Government Code §43.028, Dr. Mark J. Foust hereby respectfully requests and petitions that the above-described property be annexed into the Incorporated limits of the City of Kerrville, Texas.

SUBMITTED THIS 25 day of January 2019

By: Mark J. Forst
Legally authorized signature

ACKNOWLEDGEMENT

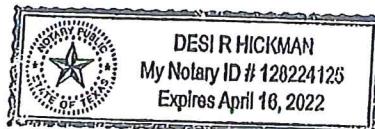
THE STATE OF TEXAS
COUNTY OF KERR

This Instrument was acknowledged before me on the 25 day of January, 2019
by Desi R. Hickman for and on behalf of
Kernville ISD

Deni R. Hickman
NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Desi R. Hickman

My Commission Expires: April 16, 2022



RESOLUTION 062019

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HAD 83 (12).
2. FIELD SURVEY COMPLETED 06-26-2018.
3. ONLY APPARENT UTILITIES WERE LOCATED AND NO ATTEMPT WAS MADE AS PART OF THIS BOUNDARY SURVEY TO DETERMINE THE EXISTENCE, SIZE, DEPTH, CONDUCTIVITY, AND LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS FOR PUBLIC VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; PUBLIC SETBACK LINES; HABITAT CONSERVATION PLANS; LAND USE ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. A FIELD NOTE DESCRIPTION WITH SAME DATE ACCOMPANIES THIS SURVEY.

LEGEND

- (S) SANITARY SEWER MANHOLE
- (X) WIRE FENCE
- (O) FND TXDOT TYPE 1 CONCRETE MARKER
- O 1/2" REBAR FOUND
- O 1/2" REBAR SET WITH "MDS" CAP
- POB POINT OF BEGINNING
- FD FIRE HYDRANT
- () RECORD INFORMATION

REMAINING PORTION OF A
CALLED 269.34 ACRE TRACT
SURVEYED BY OTHERS

S. WALLACE
SURVEY NO. 114
ABSTRACT NO. 348

SCALE: 1" = 200'

NAD 83 37-14'E 697.79 (Pn Recd)
NAD 83 37-14'E 855.68 (Pn Recd)
NAD 83 37-14'E 831.82 (Pn Recd)
NAD 83 37-27W 842.25 (Pn Recd)

200' FROM STATE SURVEY LINE
S62° 46' 15"E

STATE LOOP 534
VARIABLE WIDTH RIGHT-OF-WAY
VOL 221 PC 4 DEED RECORDS

S10° 17' 01"E
103.08' (Pn Recd)

S. WALLACE
SURVEY NO. 113
ABSTRACT NO. 347

35.05 ACRES

R=610.49'
L=100.41'
Δ=8'58"57"
CB=89° 07' 46"W
CH=100.31'

CALLED 3.07 ACRES
BO' DEDICATION TO THE
CITY OF KERRVILLE
VOLUME 1077, PAGE 339
OFFICIAL PUBLIC RECORDS

CITY OF KERRVILLE
CALLED 33.81 ACRES
VOLUME 1077, PAGE 351
OFFICIAL PUBLIC RECORDS

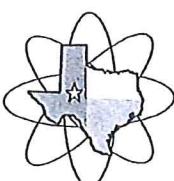
THE UNDERSIGNED
HAS REVIEWED & RECEIVED
COPY OF THE SURVEY

MaLJ. DS

DATE: 1/25/19

PLAT SHOWING: A 35.05 ACRE TRACT
OF LAND LOCATED IN THE S. WALLACE
SURVEY NO. 114, ABSTRACT NO. 348,
AND THE S. WALLACE SURVEY NO.
113, ABSTRACT NO. 347, KERR
COUNTY, TEXAS, AND BEING A
PORTION OF THAT CERTAIN TRACT
RECORDED IN VOLUME 71, PAGE 573,
DEED RECORDS OF KERR COUNTY,
TEXAS.

M.D.S. LAND SURVEYING CO., INC.
8 SPENCER ROAD
BOERNE, TEXAS 78006
PHONE: (830) 816-1818
EMAIL: mdsinc@gvlc.com



STATE OF TEXAS
COUNTY OF KERR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GIVEN DATE AND SUPERVISION, THIS 11th DAY OF
JANUARY, 2019, THAT THIS PLAT CORRECTLY REPRESENTS
THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT
THERE ARE NO OTHER PLATS OR SURVEYS OF THE PREMISES OR
ADJACENT PROPERTY AND THAT ALL
BUILDINGS ARE NICELY LOCATED ON THIS PROPERTY
EXCEPT AS SHOWN ABOVE.

Jeff Boerner
JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
4939
TEXAS REGISTRATION NO. J00 # 10-135-00

RESOLUTION 06-2019

MDS

LAND SURVEYING COMPANY, INC.

Boundary ♦ Topographic ♦ Construction
729 Sidney Baker Street, Suite "B"

Kerrville, Texas 78028
Phone: 830-816-1818

Email: mdsinc@gvle.com Firm no. 10019600

FIELD NOTES FOR A 35.05 ACRE TRACT

BEING A 35.05 ACRE TRACT OF LAND LOCATED IN THE S. WALLACE SURVEY NO. 114, ABSTRACT NO. 348, AND THE S. WALLACE SURVEY NO. 113, ABSTRACT NO. 347, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT RECORDED IN VOLUME 71, PAGE 573, DEED RECORDS OF KERR COUNTY, TEXAS. SAID 35.05 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

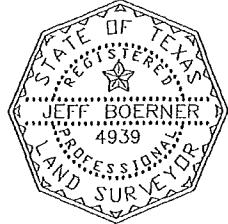
BEGINNING at a $\frac{1}{2}$ " rebar found in the west right-of-way line of State Loop 534, at the southeast corner of the herein described tract, said point being the northeast corner of a called 3.07 acre dedication to the City of Kerrville, recorded in Volume 1077, Page 339, Official Public Records of Kerr County, Texas;

- (1) Thence, departing the west right-of-way line of State Loop 534, with the north line of the called 3.07 acre dedication, the south boundary line of the herein described tract, the following 2 (two) courses and distances:
 - a. N 86° 22' 46" W, 1338.00' to a $\frac{1}{2}$ " rebar found for the point of curvature of a curve to the left;
 - b. with the arc of said curve to the left, with a radius of 640.49', a central angle of 08° 58' 57", an arc length of 100.41', and a chord which bears S 89° 07' 46" W, a distance of 100.31' to a $\frac{1}{2}$ " with "MDS" cap set for southwest corner;
- (2) Thence, departing the north line of the called 3.07 acre dedication, with the west, northwest, and north boundary lines of the herein described tract, the following 3 (three) courses and distances:
 - a. N 03° 37' 14" E, 697.79' to a $\frac{1}{2}$ " rebar with "MDS" cap set for angle;
 - b. N 48° 37' 14" E, 855.68' to a $\frac{1}{2}$ " rebar with "MDS" cap set for corner;
 - c. S 62° 48' 15" E, 881.82' to a $\frac{1}{2}$ " rebar with "MDS" cap set for northeast corner in the west right-of-way line of State Loop 534;

(3) Thence, with the west right-of-way line of State Loop 534, the east boundary line of the herein described tract, the following 2 (two) courses and distances:

- a. S $10^{\circ} 17' 01''$ E, 103.08' to a TxDOT, Type 1, concrete marker found for angle;
- b. S $03^{\circ} 37' 27''$ W, 842.25' to the PLACE OF BEGINNING and containing 35.05 acres of land, more or less.

Note: This description is based on an on the ground survey performed in June of 2018. The basis of bearings was derived from the Texas State Plane Coordinate System, South Central Zone. A survey plat with same date accompanies this description.




Jeff Boerner RPLS # 4939
Date: 01-14-2019 Job No. 18-135-00

EXHIBIT C

ANNEXATION SERVICE PLAN

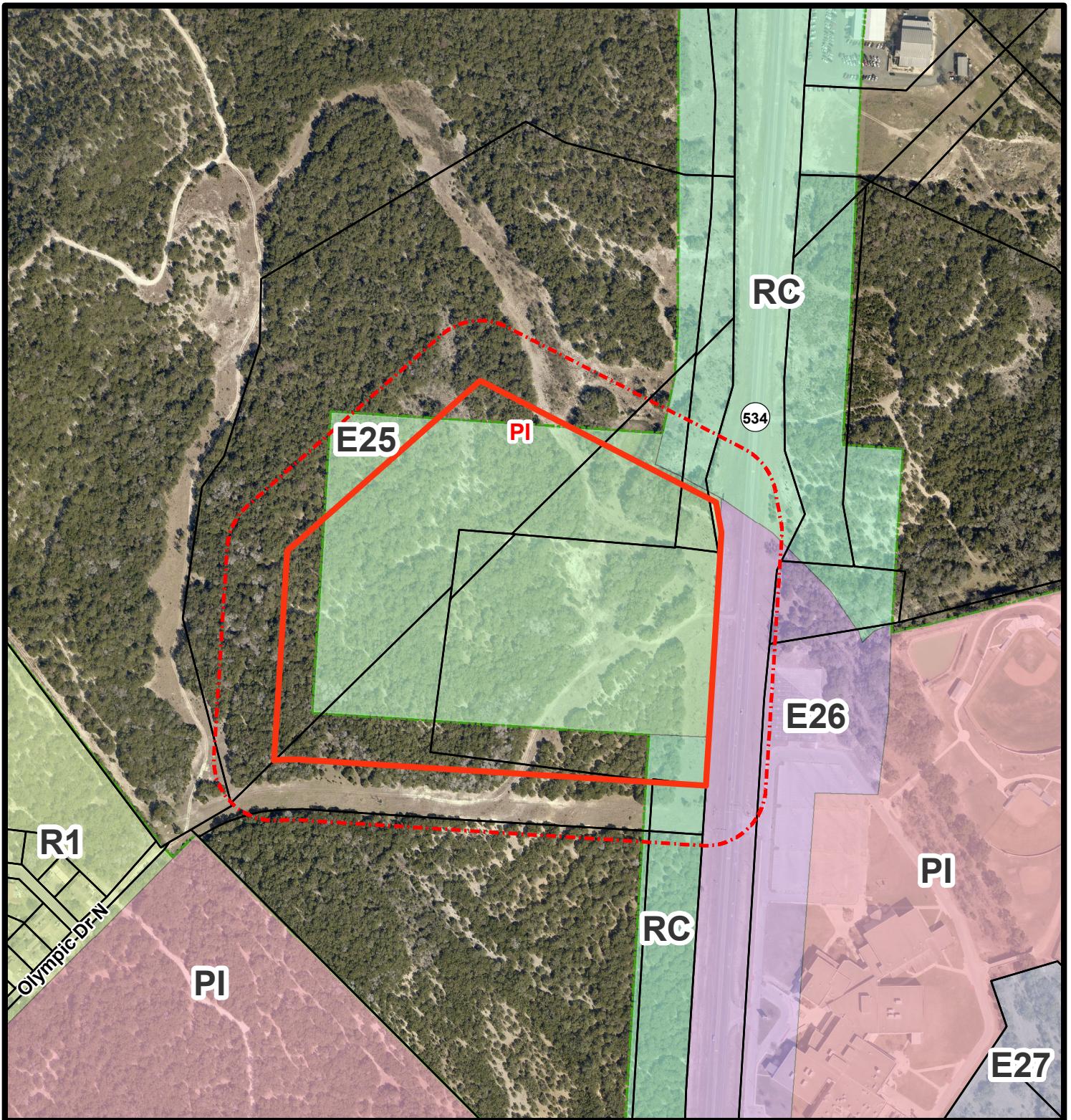
- I. INTRODUCTION:** This service plan for the extension of municipal services to the area to be annexed was developed in accordance with state law. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City of Kerrville, Texas (“City”) at the levels and schedule specified below.
- II. UNIFORM LEVEL OF SERVICES:** The City shall provide services by any of the methods by which it extends the services to any other area of the municipality, based upon differing characteristics of topography, land use, and population density, which may be considered a sufficient basis for providing differing levels of service.
- III. SPECIFIC FINDINGS:** City Council finds and determines that this Service Plan, as provided below, will provide full municipal services to the annexation area both adequate to serve the annexation area and commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use, and population density, and it will not provide a lower level of service in the annexation area than were in existence at the time immediately preceding the effective date of annexation.

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Code Enforcement	The provisions of Code Enforcement services, including the application and enforcement of building, electrical, plumbing, and other related code requirements adopted by the City of Kerrville shall be made immediately to the area upon annexation. The preparation of a zoning plan shall serve as a basis for the zoning of land following annexation. The adoption of the zoning plan shall be in accordance with the procedures of the City of Kerrville’s Zoning Ordinance.	Immediately following annexation, zoning to be concurrent with annexation
Fire Protection and Emergency Medical Services (EMS)	Fire protection and emergency medical services will be provided to the annexation area. The City will serve the annexation area from existing fire stations closest to the area of annexation. Emergency dispatch assignment of Fire Services resources to the annexation area would be the same as currently provided in areas of similar land use and population within the City.	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Fire Prevention	The services of the City of Kerrville Fire Marshall shall be provided to the area.	Immediately following annexation.
Library	Residents of the area, if any, will continue to be entitled to utilize all City of Kerrville Library facilities.	Immediately following annexation.
Parks and Recreation Facilities	The City will maintain any park and recreation facilities located within the annexation area on the effective date of annexation on the same basis and at the same level as similar facilities are maintained throughout the City.	Immediately following annexation
Police Protection	Police Services will provide protection and law enforcement services to the annexation area. The level of service will be at the same level as currently provided in areas of similar land use and population within the City. These services include the following: 1) regular patrol of the area, 2) handling of complaints and incidents, 3) traffic enforcement, and 4) special units, such as criminal investigations, narcotics, crime prevention, neighborhood services, and special weapons and tactics.	Immediately following annexation
Maintenance of Existing Roads & Streets	<p>The City's Public Works Department will maintain existing roads and streets, drainage, and regulatory signs on the effective date of annexation. The same basis and level of services currently provided throughout the City will be adhered to as follows:</p> <ol style="list-style-type: none"> <li data-bbox="561 1463 1160 1611">1. Emergency maintenance of streets to include repair of hazardous potholes, ice and snow monitoring of major thoroughfares necessary for traffic flow. <li data-bbox="561 1628 1160 1695">2. Routine maintenance of public streets and rights-of-way performed within the City. <li data-bbox="561 1712 1160 1780">3. Street sweeping services may occur based upon need and funding. 	Immediately following annexation

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
	<p>4. Installation and maintenance of traffic signs, street markings, and other traffic control devices as the need is established by appropriate study and traffic standards. Private streets, including ingress/egress easements, access easements, common areas, common driveways and anything else which has not been specifically dedicated and accepted as public right-of-way, will not be maintained by the City. Public streets will be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized and scheduled based on a variety of factors, including surface condition, transversibility, age, traffic volume, density of dwellings per block, adjacent street conditions and available funding. Any necessary rehabilitation or reconstruction will be considered on a citywide priority basis.</p>	
Solid Waste Collection	Solid Waste collection to the annexation area will be provided on the same basis and at the same level as provided throughout the City, in accordance with applicable law.	Immediately following annexation
Traffic Engineering	Traffic control devices and street markers shall be installed where deemed necessary by the city street department, except as provided by the Texas Department of Transportation.	Immediately following annexation
Water Service	The City will provide for the maintenance of City-owned public water lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Texas Commission on Environmental Quality (TCEQ) beginning on the effective date of the annexation. Water service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that water extensions are the responsibility of the developer of property will be applied in this area.	As the property develops

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Wastewater Service	<p>The City will provide for the maintenance of sanitary sewer lines within the annexation area provided that the area is within the City's Certificate of Convenience and Necessity area as determined by the Texas Commission on Environmental Quality (TCEQ) beginning on the effective date of the annexation. Sanitary sewer service is provided at the same level as currently provided in areas of similar topography, land use, and population within the City. The City's policy that sanitary sewer extensions are the responsibility of the developer of property will be applied to this area. Maintenance of all parts of the sewer system will begin as those parts are put into service. The sewer system will be maintained with the same frequency and level of effort as comparable parts of the system in other parts of the City.</p>	As the property develops
Provision for Other City Services	<p>Other City services that may be provided by the City such as planning, inspection, code enforcement, animal control, library, parks and recreation, municipal court, and general administration will be made available on the same basis and at the same level as provided throughout the City.</p>	Immediately following annexation



Location Map

Case # 2019-007

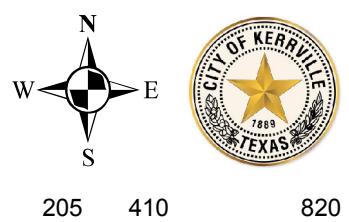
Location:
State Hwy Loop 534

Legend

- 200' Notification Area
- Subject Properties
- Current Zoning
- Requested Zoning
- Municipal Boundary

—
—
—
—
—

TEXT
(TEXT)



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.



1009 Barnett Street
Kerrville, Texas 78028
(830) 257-2200 voice
(830) 257-2249 fax

Mark J. Foust, Ed.D.
Superintendent

To: Mark McDaniel
City Manager, City of Kerrville

Fr: Dr. Mark Foust
Superintendent, Kerrville ISD

Re: Traffic Impact Analysis Summary of Hal Peterson Middle School
At Loop 534

Date: May 23, 2019

Mr. McDaniel:

I would like to share with you excerpts and a synthesis of the initial technical report we commissioned traffic engineers, AC Group, LLC to perform for the proposed site for Hal Peterson Middle School at the intersection of Loop 534 and the proposed Olympic Drive. The report contains the traffic survey data requested for the intersection of Singing Winds at Olympic Drive and Loop 534 at Tivy High School and the proposed Olympic Drive extension. The Average Daily Traffic (ADT) data was collected on March 20, 2019 over a 24-hour period and the Turning Movement Count (TMC) data was collected during the morning (7:00am-9:00am) and evening (4:00pm-6:00pm) peaks.

The traffic study reported approximately 400 cars per hour traveling on Loop 534 at both AM and PM peak times. This is all traffic and not exclusively Tivy High School traffic; however, the number is consistent with a pattern of 900 students that drive, carpool, or are transported by a family member to and from Tivy High School. Approximately 500 of the 1400 Tivy students are transported each day by school bus. Additional traffic in the area will be expected with the proposed Hal Peterson Middle School.

The following excerpt of the Traffic Impact Analysis summary provided projections of the increased traffic at Loop 534 and Olympic Drive. The traffic assumptions are based upon the core design capacity of 1,200 students to eventually be housed at the new campus; however, the building will be occupied by approximately 800 students when the school opens in 2021. The projections shared are based on future maximum capacity of the school (1,200). This is the most conservative approach to consider future traffic patterns:

"In line with bus usage at the existing Peterson Middle School it is anticipated that fifty percent of the students will utilize busses and fifty percent will be dropped off by parents. The traffic is expected to arrive from Southbound Loop 534 (one third), Northbound Loop 534 (one third), and Olympic Drive (one third). The traffic assumptions are based on a 1,200 student build out with traffic split between the driveways as follows:

Entrance on Olympic Drive: all Olympic Dr. traffic and one half of northbound Loop 534 traffic.

Entrance on Loop 534: all southbound Loop 534 traffic and one half of northbound Loop 534 traffic.

Based on Trip Generation Rates contained in the 10th Edition of the ITE Traffic Generation Manual, the school is projected to be as follows:

AM Peak Hour: 376 Entering

320 Exiting

PM Peak Hour: 100 Entering

104 Exiting

Using the driveway allocation described above the peak hour trips per driveway will be:

	Olympic		Loop 534 Driveway	
AM Peak:	188 Entering	(125 left turn)	188 Entering	(125 right turn)
	160 Exiting	(106 right turn) (54 left turn)	160 Exiting	(106 left turn*) (54 right turn)
(*) some of this traffic may continue through school to Olympic Drive to utilize signalized intersection.				
PM Peak:	50 Entering	(33 left turn)	50 Entering	(33 right turn)
	52 Exiting	(33 right turn) (17 left turn)	50 Exiting	(33 left turn) (17 right turn)

There is also the likelihood that there will be additional through traffic from Tivy High School on Olympic Drive. Our estimate suggests one third (of the non-bus riders) or approximately 300 students would either drive, carpool or be transported by their parents and use Olympic Drive. This is a district estimate and not supported by data from the TIA.

To address congestion and additional traffic on the through street of Olympic Drive to Singing Winds and on Loop 534 it will be necessary to stagger the start and close of school between Tivy, Hal Peterson, and Tom Daniels. The exact order and the times of the staggered starts has not yet been determined, but is a certainty.

Efforts to increase safety and mitigate traffic on Olympic Drive can be accomplished with the signal-controlled intersection at Loop 534, an additional stop sign and cross walk at approximately half the length of the full Olympic Drive, and the addition of a 3 way stop at the Singing Winds intersection. At this time the TIA does not project the amount of thru traffic on Olympic from residents. I look forward to new data on additional traffic impacts from non-school related residents that the traffic engineer is gathering the week of May 27, 2019. Please let me know if you have any questions regarding the data we currently have and have shared with the City of Kerrville. Thank you for your partnership with KISD on this vital project for our City and our School District.

Sincerely,

Mark J. Foust

Mark J. Foust
Superintendent, Kerrville ISD



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Discussion and possible action to consider Resolution No. 14-2019 authorizing the waiver of the park fees for the Juneteenth 2019 Event, to be held on June 19, 2019 at the City's Carver Park. This item is requested and initiated by citizen Laresa Anderson.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Citizen Request_Waiver of Carver Park fees.pdf](#)
[20190528_Resolution_14-2019 Waiver of Carver Park Fee for Juneteenth Event 6-19-19.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

The Dream Team is requesting the park fees \$295.00, be waived for the Community Cultural Event in the Historic Carver Park located at 820 Webster Avenue in Kerrville, Texas, for the Juneteenth 2019 Event being held on June 19, 2019. This request is initiated by citizen Laresa Anderson, see attachment.

RECOMMENDED ACTION:

This item requires City Council to authorize.

TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS

SUBJECT OF REQUEST: Waiver of Park Fees for Juneteenth 2019 Event

AGENDA DATE: May 28, 2019

DATE SUBMITTED: May 14, 2019

REQUESTED/SUBMITTED BY:

ORGANIZATION REPRESENTING: The Dream Team
MAILING ADDRESS:

EMAIL ADDRESS: andersonlareasa@yahoo.com

EXHIBITS/INFORMATION:

APPROVED FOR SUBMITTAL BY CITY MANAGER: S. G. H.

WILL THIS ITEM REQUIRE CITY COUNCIL TO AUTHORIZE THE
EXPENDITURE OF CITY FUNDS? YES: ✓ NO: _____

IF YES, STATE AMOUNT REQUESTED: \$ 295⁰⁰

DESCRIPTION OF REQUEST

Dream Team is requesting that the park fees be waived for the Juneteenth 2019 Event in the Historical Kerrville Park located at 820 Webster Ave. in Kerrville TX.

Juneteenth 2019 June 19, 2019

RECOMMENDED COUNCIL ACTION

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 14-2019**

**A RESOLUTION AUTHORIZING THE WAIVER OF THE PARK
FEE FOR THE JUNETEENTH 2019 EVENT, TO BE HELD ON
JUNE 19, 2019, AT THE CITY'S CARVER PARK**

WHEREAS, the Dream Team is an organization that plans to hold a Juneteenth 2019 event at the City's Carver Park, 820 Webster Avenue, on June 19, 2019; and

WHEREAS, this organization is requesting that the City waive its park fee for this event; and

WHEREAS, City Council determines that waiving the applicable City fee is in the public interest;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF KERRVILLE, KERR COUNTY, TEXAS:**

SECTION ONE. The above findings are found to be true and correct.

SECTION TWO. City Council authorizes the waiver of the park fee for the organizers of the Juneteenth 2019 event, to be held at the City's Carver Park on June 19, 2019.

**PASSED AND APPROVED ON this the _____ day of _____ A.D.,
2019.**

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Discussion and approval of the Kerrville-Kerr County Joint Airport Board Budget FY2019-2020. This item is requested and initiated by Mary Rohrer, Airport Manager.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Agenda Bill_Airport FY 2019-2020 Budget - Mary Rohrer.pdf](#)
[20190528_Airport Budget_MissionVisionValuesInitiatives.pdf](#)
[20190528_Report_Airport Board Approved Budget FY2019-2020.pdf](#)
[20190528_Airport Budget_Capital Projects Budget.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

The Kerrville-Kerr County Joint Airport Board to present the FY2019-2020 Airport Operations budget for approval and the Airport Capital Projects Budget for consideration. Presented by Mary Rohrer, Airport Manager.

RECOMMENDED ACTION:

Mary Rohrer, Airport Manager, requests City Council approval of the FY2019-2020 Airport Operations Budget, and consideration of the Airport Capital Projects Budget. (See attached Agenda Bill.)



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Approval of the Joint Airport Board Budget

AGENDA DATE OF: 5/28/2019

DATE SUBMITTED: 5/16/2019

SUBMITTED BY: Mary Rohrer, Airport Manager

EXHIBITS: Copy of the Board Approved Airport Operation Budget

Expenditure Required: \$0	Current Balance in Account: N/A	Amount Budgeted: N/A	Account Number: N/A
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PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

The Kerrville – Kerr County Joint Airport Board to present the FY 2019-2020 Airport Operations budget for approval and the Airport Capital Projects Budget for consideration.

RECOMMENDED ACTION:

This item is for discussion and possible action. The Joint Airport Board would like to respectfully request approval of the FY 2019-2020 Airport Operations Budget and consideration of the Airport Capital Projects Budget.



MISSION STATEMENT

Provide aviation facilities and services for Kerrville -Hill County area by managing airport infrastructure for a safe, efficient, and convenient aviation gateway.

VALUES

- Safety and Security
- Excellence in all we do
- Innovation
- Integrity in all dealings
- Accountability
-

VISION STATEMENT

To provide premier services and airport facilities through operational excellence and innovation while promoting commercial and economic development.

STRATEGIC INITIATIVES

The strategic initiatives for the next five years are as follows:

- A. Emphasis on economic development for Airport and the Community
- B. Actively address airport improvements, infrastructure and related financing
- C. Improvement in service levels for stakeholders and prospective customers
- D. Promotion of the airport and marketing of brand

KERRVILLE KERR COUNTY AIRPORT GOALS

A. Economic Development Goals

1. Build and maintain relationships with economic development entities
2. Focus on high potential business development at the airport
3. Identify properties suitable for development

B. Infrastructure and Financing Goals

1. Increase number of hangars available for lease
2. Increase amount of Class A space
3. Develop access to finance infrastructure improvements
4. Substantially improve appearance of airport

C. Service Level Improvement Goals

1. Improve service to existing customers
2. Increase sales to entities not currently using the airport

D. Promotion of Airport Goals

1. Develop a program to actively market the airport to prospective customers and influencers
2. Through increased communications and outreach, provide a positive image of airport
3. Develop and maintain good relationships with internal stakeholders

KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

APPROVED BUDGET FOR FY 2019-2020

Approved 3/27/2019

WITH BUDGET COMPARISON 2010-2018

Version L

Revenues	Actual	Actual	Actual	Actual	Budget	2020					
						Proposed					
47-AIRPORT											
INTERGOVERNMENTAL REVENUE											
47-300-602 KERR COUNTY	47,478	35000	21735	0	0	0					
47-300-603 KERRVILLE	47,479	35000	21735	0	0	0					
47-300-604 GRANTS		0									
TOTAL INTERGOVERNMENTAL REVENUE	94,957	70,000	43,470	0	0	0					
LEASE/RENTAL INCOME											
47-325-301 AIRPORT LAND LEASES	122,204	129,139	154,842	154,473	154,174	161,301					
47-325-601 BRINKMAN HANGAR LEASES	63,354	64,208	68,481	69,469	65,448	92,687					
47-325-602 TERMINAL LEASES	15,316	14,865	15,883	12,787	12,588	12,833					
47-325-603 T-HANGAR LEASES	98,926	98,697	109,470	117,851	116,400	118,200					
47-325-604 VEHICLE RENTAL SURCHARGE	3,112	3,971	3,814	3,447	3,537	3,576					
47-325-605 T-HANGAR STORAGE FACILITY LEASES	605	3,015	2,520	2,520	2,520	2,520					
47-325-625 PARKING LOT LEASES	3,219	5,725	3,900	4,675	4,500	4500					
TOTAL LEASE/RENTAL INCOME	306,736	319,619	358,910	365,222	359,167	395,617					
REIMBURSEMENT											
47-350-601 FUEL FLOW FEES	30,604	31,382	37,600	33,438	32,634	33,000					
47-350-602 OTHER			0								
TOTAL REIMBURSEMENT	30,604	31,382	37,600	33,438	32,634	33,000					
INTEREST INCOME											
47-380-601 INTEREST INCOME	18	23	100	329							
TOTAL INTEREST INCOME	18	23	100	329	0	0					
TRANSFER IN											
47-390-610 TRANSFER IN	0	0	0	0							
TOTAL TRANSFER IN	0	0	0			0					
*** TOTAL REVENUES ***	432,313	421,025	440,080	398,989	391,801	428,617					

KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

BUDGET FOR FY 2019-2020
WITH BUDGET COMPARISION 2010-2018

Expenses		2020					
		2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Budget	Proposed Budget
SALARIES & BENEFITS							
47-700-101	AIRPORT MANAGER	84,543	84,589	87,538	98546	80000	87550
47-700-102	OFFICE PERSONNEL PART TIME	26,478	25,683	25,269	26630	30930	31858
47-700-104	AIRPORT MAINTENANCE STAFF	42,590	33,123	35,265	36000	36000	38007
47-700-205	OVERTIME	0	0	0			
47-700-201	FICA	11,668	10,930	11,230	12738.24	11240	12042
47-700-202	GROUP INSURANCE	12,198	15,501	14,888	14348.44	26880	18468
47-700-203	RETIREMENT	18,241	16,711	17,993	20982	19578	20181
47-700-204	WORKMAN'S COMP	2,269	2,022	2,123	1497	3465	1244
47-700-206	BASIC INSURANCE	0	0	250	117.04	250	128
TOTAL SALARIES & BENEFITS		197,987	188,559	194,556	210,859	208,342	209,478
AIRPORT							
47-800-008	PROFESSIONAL DEVELOPMENT	3,499	3,113	4,343	6700	5000	6000
47-800-101	OFFICE SUPPLIES	1,406	1,145	1,396	1471	1500	1500
47-800-102	SMALL TOOLS AND EQUIPMENT	3,000	2,881	2,996	2851	2000	2000
47-800-103	CHEMICAL AND MEDICAL SUPPLIES	0	0	268	0	1000	1000
47-800-104	FUEL AND OIL SUPPLIES	2,400	2,306	3,380	2141	3000	4000
47-800-105	BRINKMAN JANITORIAL SERVICES					5000	
47-800-106	JANITORIAL SUPPLIES	1,212	1,269	1,340	1605	1800	1800
47-800-107	POSTAGE	191	40	138	133	250	200
47-800-108	UPS/FED-EX	0	0	0			
47-800-109	COMPUTER SOFTWARE	220	500	221	0	250	
47-800-110	SOD, SEED, PLANTING/ LANDSCAPING	0	2,996	0	96	500	3250
47-800-112	WEARING APPAREL	1,780	1,325	848	1024	1000	1000
47-800-201	MOWING CONTRACT	37,500	30,000	30,000	30,000	37500	37500

KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

BUDGET FOR FY 2019-2020

WITH BUDGET COMPARISON 2010-2018

2020

Expenses	2015	2016	2017	2018	2019	Proposed
	Actual	Actual	Actual	Actual	Budget	Budget
47-800-202 BUILDINGS AND STRUCTURES	14,957	24,942	17,500	12911	17500	18,000
47-800-203 VEHICLE MAINTENANCE	1,520	1,868	2,448	2000	2000	2,500
47-800-204 OFFICE EQUIPMENT	0	975	1,000	0	1000	1000
47-800-205 INSTRUMENTS AND APPARATUS	3,600	4,341	4,798	4284	3000	5000
47-800-207 TRAFFICE CONTROL DEVICES	0	0	0	0	0	0
47-800-210 REPAIRS - GENERAL	1,407	627	1,500	453	1500	1500
47-800-302 PROPERTY INSURANCE (County)	5,009	6,653	9,021	9126	9169	9200
47-800-303 LIABILITY INSURANCE (City)	644	934	631	761	745	750
47-800-305 EQUIPMENT RENTAL	2,625	2,478	2,515	2323	2700	2700
47-800-306 ADVERTISING	567	575	415	521	600	600
47-800-307 MARKETING	0	0	0		1500	5000
47-800-310 MANAGEMENT CONTRACT						
47-800-311 LEGAL SERVICES	4,551	3,661	5,348	5690	6600	8000
47-800-312 PROFESSIONAL SERVICES	9,341	10,507	8,600	10376	13500	15000
47-800-401 PHONE SERVICE - Cell Phones Only	1,083	694	982	1386	1600	1300
47-800-404 WATER & SEWER	882	813	1,211	1565	1250	2139
47-800-405 INTERNET PROVIDER	0	0	0	0	0	0
47-800-406 LIGHT AND POWER	20,048	15,826	17,544	18181	18100	18400
47-800-503 DUES AND SUBSCRIPTIONS	350	638	638	738	750	1200
47-800-505 OTHER CHARGES		0	0	0	0	0
47-800-508 RESERVE FOR CAPITAL	12,120	10,500	16,865	12287	15000	15000
47-800-509 RESERVE FOR COMMITTED CAPITAL		0	0		1145.42	(Funds to implement Strategic
47-800-512 CONTINGENCY II	6,309	11,823	2,406	1511	12500	30800 Planning Action Steps: airport improvements, web site, external communications, and contingency)
47-800-901 TRANSFER OUT - GENERAL		0	0			
47-800-902 TRANSFER OUT - MAINTENANCE		0	0			
47-800-903 TRANSFER OUT - ROAD & BR		0	0			
TOTAL AIRPORT	136,220	143,428	138,352	130,133	163,959	201,339

KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD

BUDGET FOR FY 2019-2020

WITH BUDGET COMPARISON 2010-2018

2020

Expenses	2015	2016	2017	2018	2019	Proposed
	Actual	Actual	Actual	Actual	Budget	Budget
TERMINAL						
47-801-101 SUPPLIES		0	0			
47-801-300 PHONE SERVICES - Term phones & Fire A	0	0	0	529.64	1000	1000
47-801-301 LIGHT & POWER	9,945	8,694	8,694	8092	9000	9000
47-801-302 PROPANE GAS	3,809	2,604	2,604	2673	4500	4000
47-801-303 WATER & SEWER	3,464	1,997	1,997	3767	2500	3800
TOTAL 01-TERMINAL	17,219	13,295	13,295	15,061	17,000	17,800
*** TOTAL EXPENSES ***	351,426	345,283	346,203	356,054	389,301	428,617
REVENUE OVER/(UNDER) EXPENDITURES	80,888	75,742	93,877	42,936	2,500	(0)
M&O EXPENDITURES	80,917	131,971	245,217	356,054	389,301	428,617

KERRVILLE-KERR COUNTY JOINT AIRPORT BOARD
BUDGET FOR FY 2019-2020
WITH BUDGET COMPARISON 2010-2018

Revenues	2020					
	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Budget	Proposed Budget
48 - AIRPORT CAPITAL						
Reimbursement						
CAPITAL GRANTS - TXDOT	0	0	0	0	0	
48-350-100 REIMBURSEMENT FM TX DOT	0	0	50,000	50,000	50,000	
TOTAL Reimbursement	0	0	50,000	50,000	50,000	
Intergovernmental						
48-351-100 KERR COUNTY RAMP GRANT M	25,000	25,000	25,000	25,000	25,000	25,000
48-351-101 CITY OF KVILLE RAMP GRANT	25,000	25,000	25,000	25,000	25,000	25,000
48-351-102 KERR COUNTY PROJECT MATCH	0	0	0	0	0	33,000
48-351-103 CTY OF KERRVILLE PROJECT MATCH	0	0	0	0	0	33,000
TOTAL Intergovernmental	0	50,000	50,000	50,000	116,000	0
Interest						
48-360-100 INTEREST EARNINGS	0	0	0			
TOTAL Transfers In	0	0	0	0	0	
Transfers In						
48-500-100 TRANSFER IN - GENERAL	0	0	0	0	0	
48-500-110 TRANSFER IN - AIRPORT	0	0	0	0	0	
48-500-115 TRANSFER IN	0	0	0	0	0	
TOTAL Transfers In	0	0	0	0	0	
TOTAL REVENUES	0	50,000	100,000	100,000	166,000	

WITH BUDGET COMPARISON 2010-2018

2020

Expenses	2015	2016	2017	2018	2019	Proposed
	Actual	Actual	Actual	Actual	Budget	Budget
CAPITAL OUTLAY						
800-201	LAND MAINTENANCE			0	0	0
800-202	BUILDING & STRUCTURE MAINT			0	0	0
800-405	OTHER CHARGES			0	0	0
48-600-101	LAND			0	0	0
48-600-102	BUILDINGS AND STRUCTURES			0	0	0
800-507	STREET IMPROVEMENTS			0	0	0
48-600-103	WATER SYSTEM IMPROVEMENTS			0	0	0
800-500	CAPITAL OUTLAY			0	0	0
48-600-104	GRANT MATCH	99,828	100,000	28,755	100,000	100000
48-600-105	DRAINAGE IMPROVEMENTS			0	0	0
48-600-106	GRANT MATCH T-HANGAR 2019			0	0	66,000 (TXDOT required Grant Match for T Hanger project)
48-600-107	TXDOT REIMBURSE 2000-2001			0	0	0
48-600-108	RELOCATE 12/30 PARALLEL			0	0	0
48-600-109	ENGINEERING SVCS/DESIGN			0	0	0
48-600-110	MASTER PLAN			0	0	0
48-600-111	SURVEYING			0	0	0
48-600-112	CONTRACT SERVICES			0	0	0
48-600-113	INSTRUMENTS AND APPARATUS			0	0	0
48-600-114	REHAB AIRPORT RUNWAY			0	0	0
48-600-115	SITE PREP FUTURE HANGAR			0	0	0
800-519	GRANT MATCH LIGHTING IMPROVE			0	0	0
800-520	TXDOT REIMBURSEMENT LIGHTING			0	0	0
800-948	TRANSFER OUT			0	0	0
TOTAL CAPITAL OUTLAY		4,920	95,080	100,000	100,000	166,000
TOTAL EXPENDITURES		4,920	95,080	100,000	100,000	100,000
REVENUE OVER/(UNDER) EXPENDITURES		(4,920)	(45,080)	-		

CAPITAL PROJECTS BUDGET

5/23/2019

1. Build 10 T hangars and site work in accordance with TxDOT requirements and standards

T Hangars and Site work	\$ 900,000
TxDOT grant	\$ (600,000)
Capital Required	\$ 300,000

2. Build three Box Hangars

Site Costs around box hangar	\$ 200,000
3 Box Hangars	\$ <u>550,000</u>
Capital Required	\$ 750,000

3. Improve Horseshoe - Remove existing interiors, install new exterior walls and door, rework access drive and paving

Demo	\$ 100,000
Site Costs	\$ 200,000
Hangar	\$ <u>250,000</u>
Capital Required	\$ 550,000

BUDGET \$ 1,600,000



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Financial update for the month ended April 30, 2019.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 21, 2019

SUBMITTED BY: Amy Dozier

EXHIBITS: [20190528_Presentation_April 2019 financial presentation.pdf](#)
[20190528_Presentation_April 2019 financial summary.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

GENERAL FUND:

Year to date through April 30, 2019, the General Fund has recorded revenue of \$19.2 million compared to expense of \$14.6 million. It is normal for revenue to be higher than expenditures at this time of year because most property taxes are due by January 31st. Items to note for April include:

1. Strong sales tax performance continues. Year to date, sales tax is up 7.0% over 2018 and is 4.7% better than budget, led by increases in retail, food service, manufacturing and construction. However, April's numbers are inflated because 2 large tax payers prepaid sales tax that the City would normally receive in May. May's revenue will be lower because of this.

WATER FUND:

Year to date through April 30, 2019, the Water Fund received revenues of \$6.3 million compared to expenditures of \$7.1 million. Notable activity includes:

1. Water and reuse sales are lower than budget and FY2018 due to record rainfall amounts in October 2018 followed by continuing higher than average rainfall. Year to date rainfall amounts in FY2019 are 19" higher than the same period in FY2018. Year to date consumption is down 14%. Water sales are very volatile and highly weather dependent. We are hoping to make up some of the lost revenue in the dryer summer months, but may be facing a shortfall for the year.
2. Sewer sales are lower than budget. Residential sewer averaging for the next 12 months was set in April. Average residential consumption gallons were 4% lower during the averaging period in FY2019 compared to FY2018. This seems to be related to decreased residential irrigation during the sewer averaging period due to rain. We are currently projecting a \$225K sewer revenue shortfall for the year due to decreased sewer averaging combined with lower commercial sewer revenue related to reduced consumption.
3. Water expenditures are lower than FY2018 because \$272 thousand was transferred to the Capital Projects Fund for the Legion Lift Station project in October 2017. This transfer did not recur in FY2019. In addition, expenditures are better than budget due to lower than anticipated chemical and maintenance costs.

DEVELOPMENT SERVICES FUND:

Year to date through April 30, 2019, the Development Services Fund received revenues of \$679 thousand compared to expenditures of \$819 thousand. Revenue includes transfers in from the General Fund and Water Fund of \$413 thousand and permit and fee revenue of \$266 thousand. FY2019 expenditures include a transfer of \$379 thousand to a project fund for the code rewrite and Development Services software projects. The Development Services Fund was broken out of the General Fund in FY2019. For presentation and comparison purposes, FY2018 financial information is shown in the Development Services Fund rather than the General Fund.

GOLF FUND:

Year to date through April 30, 2019, the Golf Fund received revenues of \$449 thousand compared to expenditures of \$513 thousand. FY2019 revenue is lower than budget and FY2018 primarily due to record rainfall in October and bad weather days.

HOTEL OCCUPANCY FUND:

Year to date through April 30, 2019, the Hotel Occupancy Fund received revenues of \$753 thousand compared to expenditures of \$606 thousand.

RECOMMENDED ACTION:

Information only; no action required.



Financial update for the month ended April 30, 2019

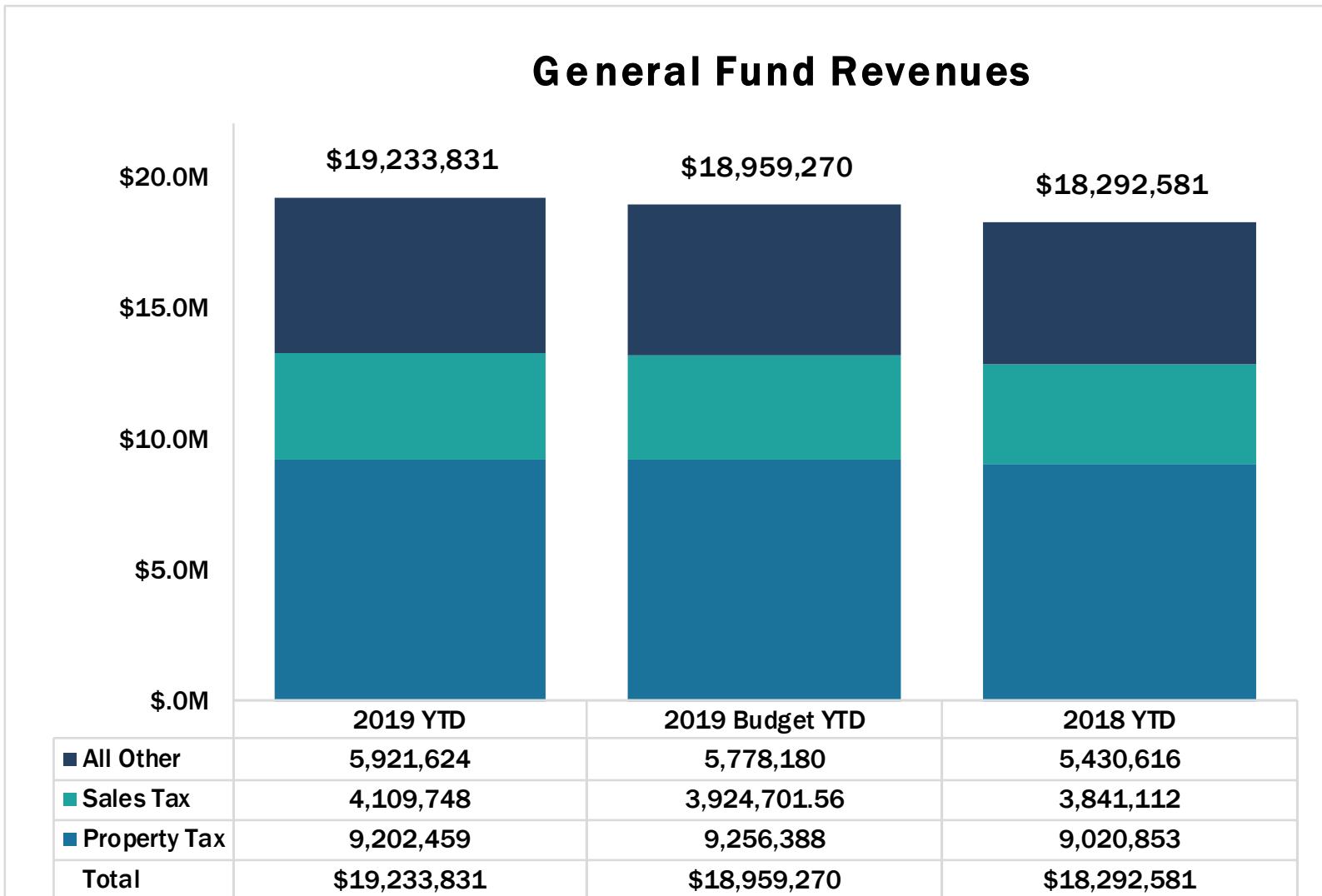
**City Council Meeting
May 28, 2019**



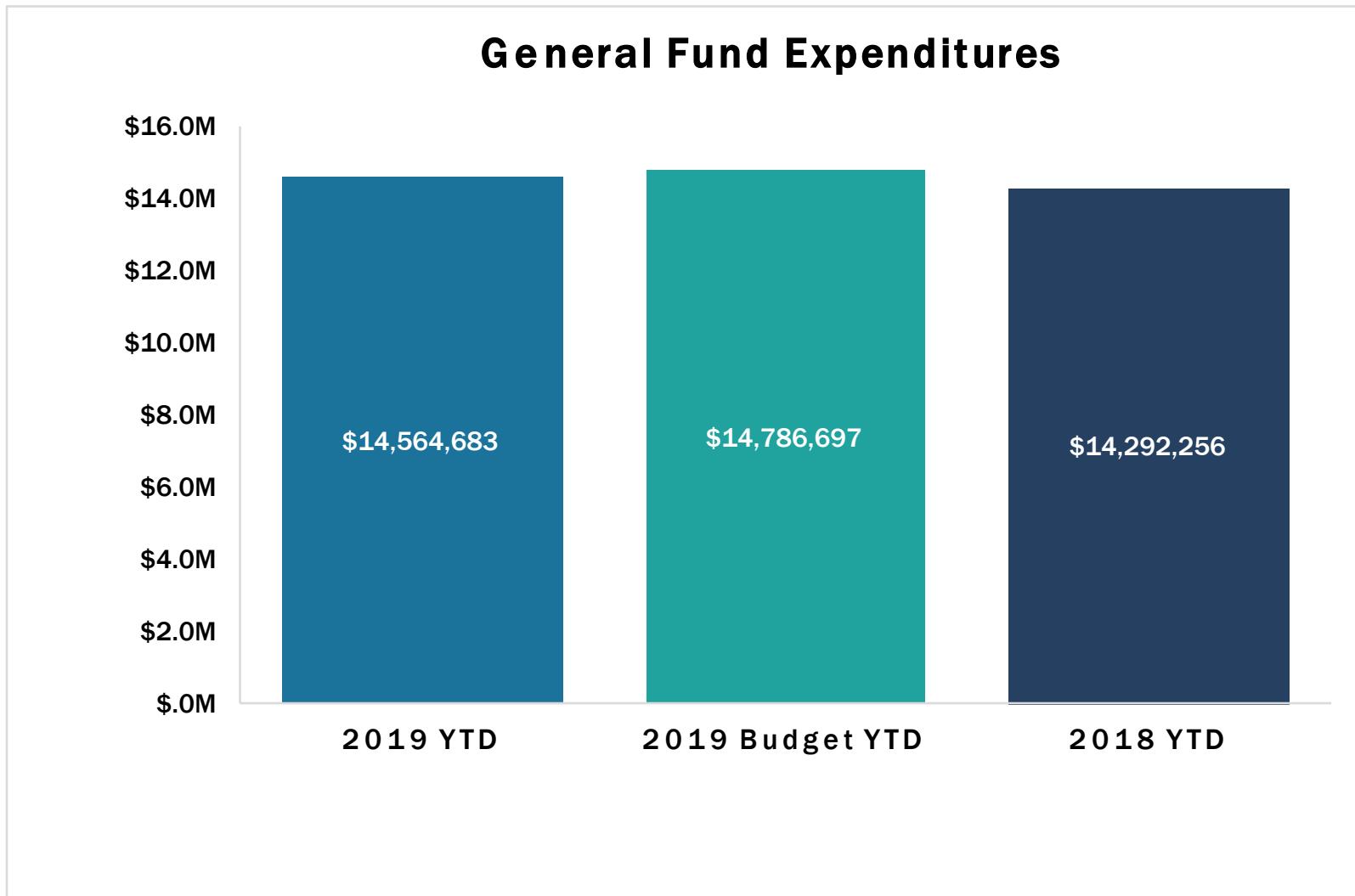
General Fund Summary

Fund	Total	Year to Date	Year to Date	Better /	Year to Date	Change
	FY2019	FY2019	FY2019	(Worse)	FY2018	from
	Budget	Budget	Actual	than Budget	Actual	FY2018
General Fund						
Revenues						
Property Tax	\$ 9,628,930	\$ 9,256,388	\$ 9,202,459	\$ (53,929)	\$ 9,020,853	\$ 181,606
Sales Tax	7,049,268	3,924,702	4,109,748	185,047	3,841,112	268,637
Other Revenue	10,525,312	5,778,180	5,921,624	143,443	5,430,616	491,007
Total Revenue	27,203,510	18,959,270	19,233,831	274,561	18,292,581	941,250
Expenditures	27,203,510	14,786,697	14,564,683	222,013	14,292,256	272,428
Net	-	4,172,573	4,669,147	496,574	4,000,325	668,822

General Fund Revenues



General Fund Expenditures

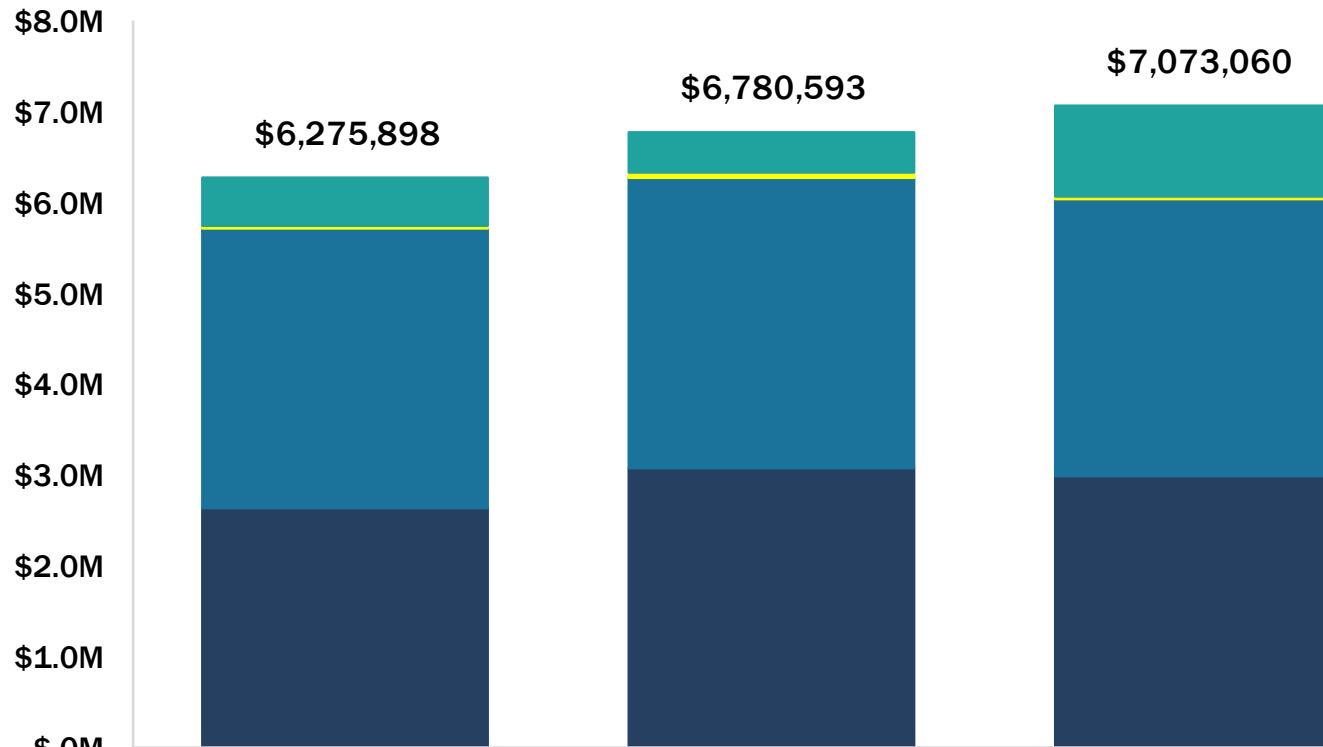


Water Fund Summary

Fund	Total	Year to Date	Year to Date	Better /	Year to Date	Change
	FY2019	FY2019	FY2019	(Worse)	FY2018	from
	Budget	Budget	Actual	than Budget	Actual	FY2018
Water Fund						
Revenues						
Water Sales	6,072,434	3,093,483	2,641,550	(451,933)	2,990,132	(348,583)
Sewer Sales	5,559,473	3,185,882	3,083,930	(101,952)	3,061,628	22,303
Reuse Sales	122,625	62,469	16,052	(46,417)	30,605	(14,553)
Other Revenue	776,200	438,759	534,366	95,607	990,695	(456,329)
Total Revenue	12,530,732	6,780,593	6,275,898	(504,695)	7,073,060	(797,162)
Expenditures	12,530,732	7,504,563	7,067,779	436,785	7,105,726	(37,948)
Net	-	(723,970)	(791,881)	(67,910)	(32,666)	(759,214)

Water Fund Revenues

Water Fund Revenues



All Other

2019 YTD

2019 Budget YTD

2018 YTD

Reuse

2019 YTD

2019 Budget YTD

2018 YTD

Sewer

2019 YTD

2019 Budget YTD

2018 YTD

Water

2019 YTD

2019 Budget YTD

2018 YTD

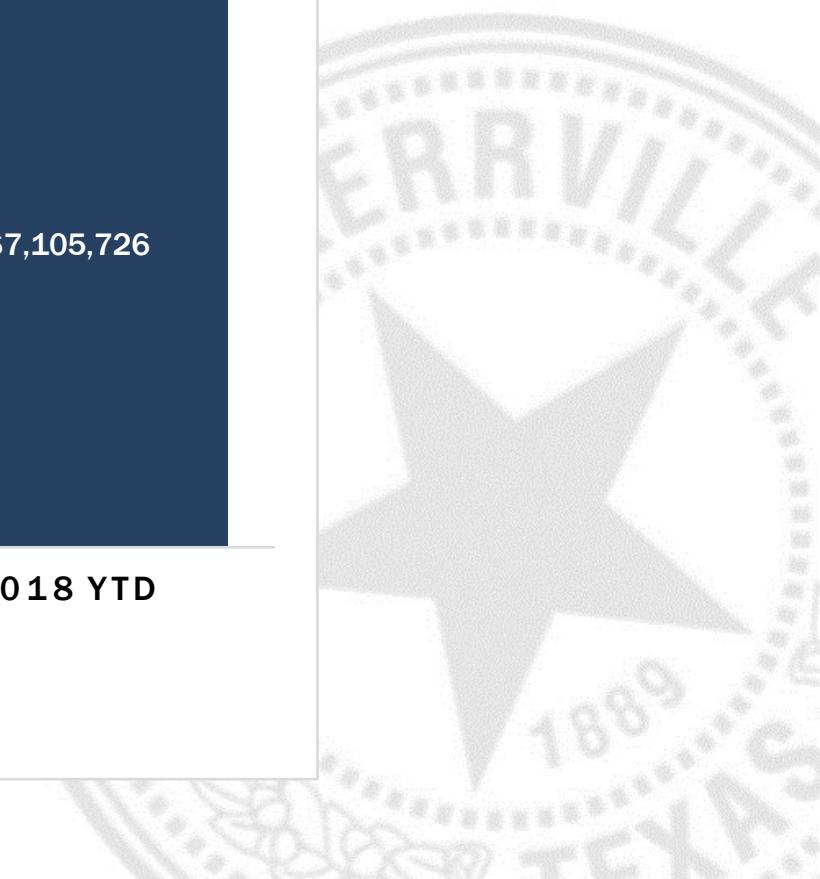
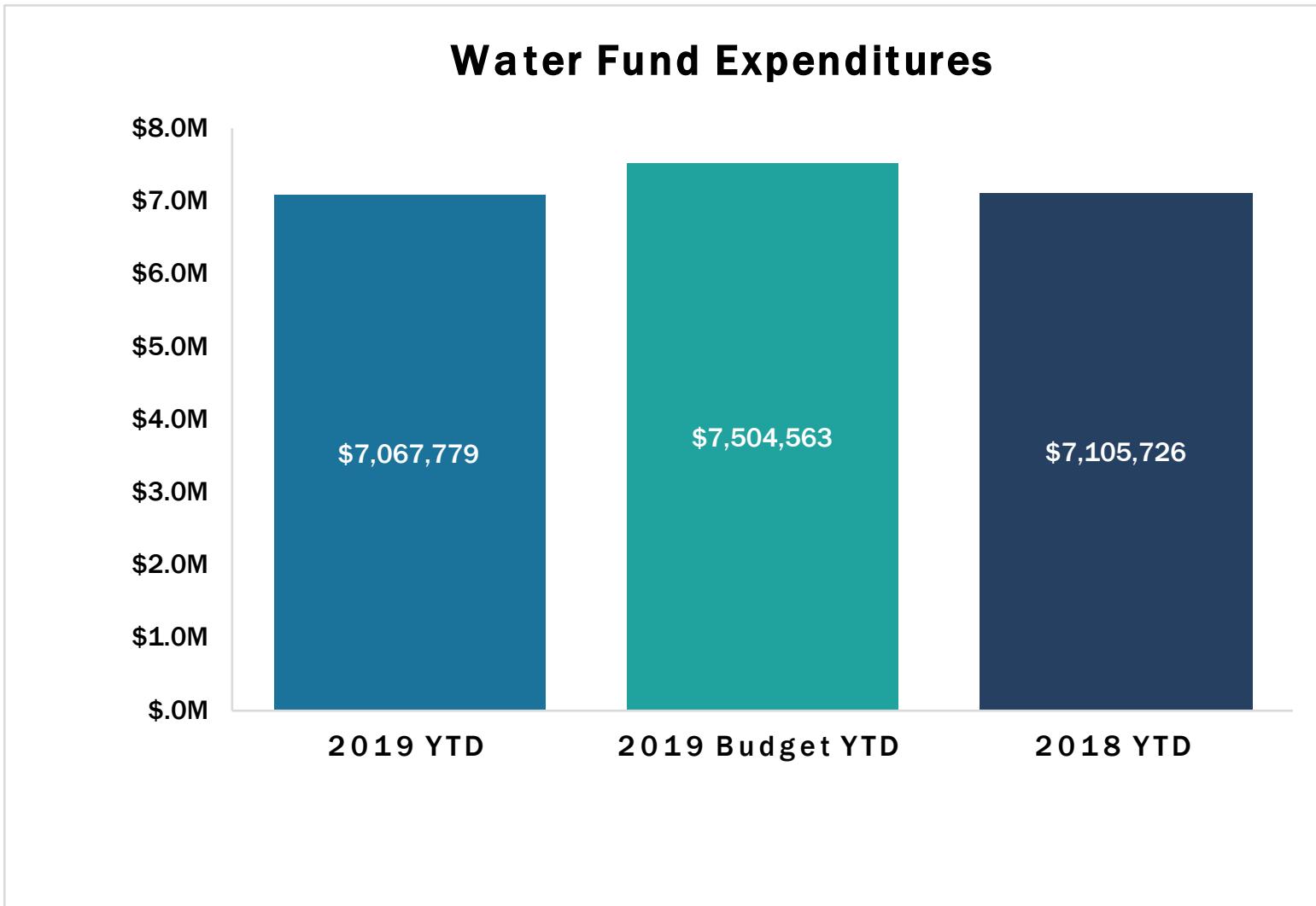
Total

2019 YTD

2019 Budget YTD

2018 YTD

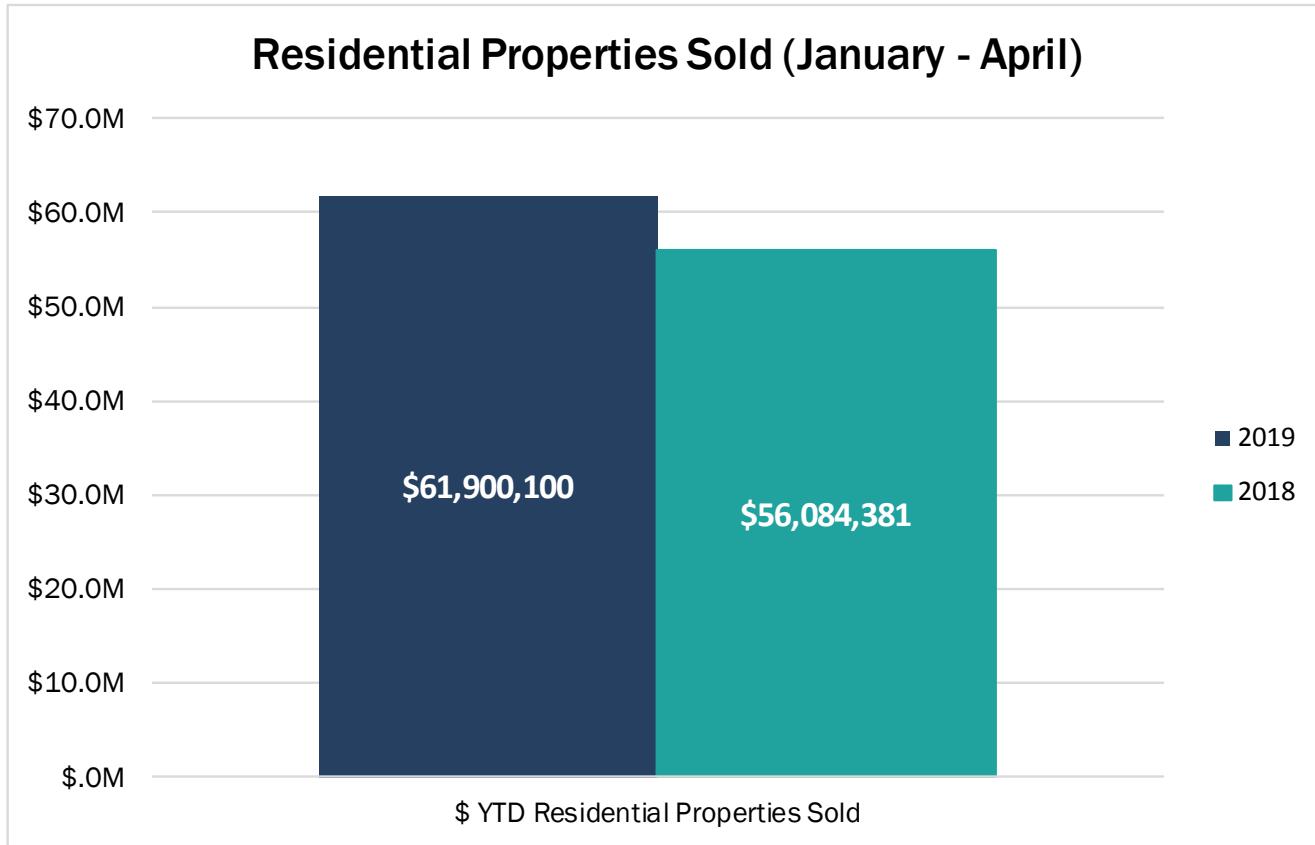
Water Fund Expenditures



Other Funds Summary

Fund	Total	Year to Date	Year to Date	Better /	Year to Date	Change
	FY2019	FY2019	FY2019	(Worse)	FY2018	from
	Budget	Budget	Actual	than Budget	Actual	FY2018
Development Services Fund						
Revenues						
Permits & Fees	510,000	297,500	265,988	(31,512)	357,826	(91,838)
Transfer In	708,688	413,401	413,401	-	-	413,401
Total Revenue	1,218,688	710,901	679,389	(31,512)	357,826	321,563
Expenditures	1,218,688	798,844	819,003	(20,159)	405,698	413,304
Net	-	(87,943)	(139,613)	(51,671)	(47,872)	(91,741)
Golf Fund						
Revenues	1,015,947	530,159	448,888	(81,271)	487,988	(39,100)
Expenditures	1,015,947	546,724	512,724	34,001	506,007	6,717
Net	-	(16,566)	(63,836)	(47,271)	(18,019)	(45,817)
Hotel Occupancy Tax Fund						
Revenues	1,329,750	663,193	752,962	89,769	672,648	80,314
Expenditures	1,329,750	663,512	606,061	57,451	535,800	70,261
Net	\$ -	\$ (319)	\$ 146,901	\$ 147,220	\$ 136,848	\$ 10,052

Real Estate Update



Kerrville Real Estate Metrics - April 2019

	2019	2018	% Change
Active Residential Listings	441	451	-2.2%
# Residential Properties Sold	56	51	9.8%
\$ Residential Properties Sold	\$16,491,900	\$19,385,099	-14.9%
\$ YTD Residential Properties Sold	\$61,900,100	\$56,084,381	10.4%

City of Kerrville
Financial Summary
For the Month Ended April 30, 2019

Fund	Total	Year to Date	Year to Date	Better /	Year to Date	Change	Variance
	FY2019	FY2019	FY2019	(Worse)	FY2018	from	
	Budget	Budget	Actual	than Budget	Actual	FY2018	Explanation
General Fund							
Revenues							
Property Tax	\$ 9,628,930	\$ 9,256,388	\$ 9,202,459	\$ (53,929)	\$ 9,020,853	\$ 181,606	
Sales Tax	7,049,268	3,924,702	4,109,748	185,047	3,841,112	268,637	note A
Other Revenue	10,525,312	5,778,180	5,921,624	143,443	5,430,616	491,007	
Total Revenue	27,203,510	18,959,270	19,233,831	274,561	18,292,581	941,250	
Expenditures	27,203,510	14,786,697	14,564,683	222,013	14,292,256	272,428	
Net	-	4,172,573	4,669,147	496,574	4,000,325	668,822	
Water Fund							
Revenues							
Water Sales	6,072,434	3,093,483	2,641,550	(451,933)	2,990,132	(348,583)	note B
Sewer Sales	5,559,473	3,185,882	3,083,930	(101,952)	3,061,628	22,303	note C
Reuse Sales	122,625	62,469	16,052	(46,417)	30,605	(14,553)	note B
Other Revenue	776,200	438,759	534,366	95,607	990,695	(456,329)	note D
Total Revenue	12,530,732	6,780,593	6,275,898	(504,695)	7,073,060	(797,162)	
Expenditures	12,530,732	7,504,563	7,067,779	436,785	7,105,726	(37,948)	note E
Net	-	(723,970)	(791,881)	(67,910)	(32,666)	(759,214)	
Development Services Fund							
Revenues							note F
Permits & Fees	510,000	297,500	265,988	(31,512)	357,826	(91,838)	
Transfer In	708,688	413,401	413,401	-	-	413,401	
Total Revenue	1,218,688	710,901	679,389	(31,512)	357,826	321,563	
Expenditures	1,218,688	798,844	819,003	(20,159)	405,698	413,304	note G
Net	-	(87,943)	(139,613)	(51,671)	(47,872)	(91,741)	
Golf Fund							
Revenues	1,015,947	530,159	448,888	(81,271)	487,988	(39,100)	note H
Expenditures	1,015,947	546,724	512,724	34,001	506,007	6,717	
Net	-	(16,566)	(63,836)	(47,271)	(18,019)	(45,817)	

City of Kerrville
Financial Summary
For the Month Ended April 30, 2019

Fund	Total	Year to Date	Year to Date	Better /	Year to Date	Change	Variance
	FY2019	FY2019	FY2019	(Worse)	FY2018	from	
	Budget	Budget	Actual	than Budget	Actual	FY2018	Explanation
Hotel Occupancy Tax Fund							
Revenues	1,329,750	663,193	752,962	89,769	672,648	80,314	note I
Expenditures	1,329,750	663,512	606,061	57,451	535,800	70,261	
Net	\$ -	\$ (319)	\$ 146,901	\$ 147,220	\$ 136,848	\$ 10,052	

Notes:

- A. Sales Tax** - Strong sales tax performance continues. Year to date, sales tax is up 7.0% over 2018 and is 4.7% better than budget, led by increases in retail, food service, manufacturing and construction. However, April's numbers are inflated because 2 large tax payers prepaid sales tax that the City would normally receive in May. May's revenue will be lower because of this.
- B. Water Sales** - Water (including reuse) sales are lower than budget and FY2018 due to record rainfall amounts in October 2018 followed by continuing higher than average rainfall. YTD rainfall amounts in FY2019 are 19" higher than the same period in FY2018. YTD water consumption is down 14%. Water sales are very volatile and highly weather dependent. We are hoping to make up some of the lost revenue in the dryer summer months, but may be facing a shortfall for the year.
- C. Sewer Sales** - Residential sewer averaging for the next 12 months was set in April. Average residential consumption gallons were 4% lower during the averaging period in FY2019 compared to FY2018. This seems to be related to decreased residential irrigation during the sewer averaging period due to rain. We are currently projecting a \$225K sewer revenue shortfall for the year due to decreased sewer averaging combined with lower commercial sewer revenue related to reduced consumption.
- D. Water Fund Other Revenue** - FY2019 revenue is lower than FY2018 revenue because FY2018 includes a one-time \$415K transfer related to the December 2017 debt refinancing and a \$62K transfer from the asset replacement fund to reclass asset purchases for financial reporting purposes.
- E. Water Expenditures** - FY2019 expenditures are lower than FY2018 because \$272K was transferred to the Capital Projects Fund for the Legion Lift Station project in October 2017. FY2019 expenditures better than budget due to lower than anticipated chemical and maintenance costs.
- F. Development Services Fund** - The Development Services Fund was broken out of the General Fund in FY2019. For presentation purposes, FY2018 information is shown in the Development Services Fund.
- G. Development Services Fund Expenditures** - FY2019 includes a transfer of \$379K to a projects fund for the code rewrite and Development Services software projects.
- H. Golf Fund Revenue** - FY2019 revenue is lower than budget and FY2018 revenue due to record rainfall in October and bad weather days in the winter.
- I. Occupancy Tax** - Occupancy tax revenue continues to show strong growth. Excluding the audit payment received from Yogi Bear, occupancy tax is up almost 7% compared to FY2018.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Monthly Community Improvement Project (CIP) Report.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 17, 2019

SUBMITTED BY: Kyle Burow

EXHIBITS: [20190528_Report_Monthly Community Project Status Report 5-24-19.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

This item will be presented monthly to provide updates on the City's Community Improvement Projects.

RECOMMENDED ACTION:

Information only. No action required.

Monthly CIP Project Status Report

Project Name	Description	Design			Construction			Comments
		Firm	Contract Amount	Estimated Completion	Contractor	Budget Amount	Estimated Completion	
1. 2019 Slurry Seal Project	Year 4 Slurry Seal Streets	ES Engineering	\$5,500.00	Complete	Intermountain Slurry Seal, Inc.	\$170,192.75	Sep-2019	Construction contract awarded 4/09 for Year 4 slurry seal streets. Construction to be completed by September 30, 2019.
2. Parking Garage Maintenance/Repairs	Maintenance and cosmetic repairs necessary to prolong the life of the existing garage structure.	M&S Engineering	\$36,000.00	Complete	SCS	\$695,531.72	Dec-2018	Construction contract awarded 6/12. Repairs complete. City crews performing additional painting and signage.
3. Parking Garage Enhancements/ Water Street Streetscape	Address physical and functional necessities of the amenities surrounding the parking garage structure along Sidney Baker and Water Street.	Peter Lewis Architects	\$24,400.00	Summer 2019	TBD	TBD	TBD	ELC funded design. ELC funding agreement awarded at CC meeting on April 9, 2019. Design contract executed and preliminary design commenced. Scott Schellhase completed general space allocation study. Next step is discussion regarding deal points with possible major tenants. Meetings with prospective tenant are ongoing.
4. A.C. Schreiner House (\$529 Water Street)	Examine concepts for interior of building for future renovation	Scott Schellhase	\$25,000.00	2018	TBD	TBD	TBD	Partial ELC funded. Construction generally complete. City exploring funding sources and solutions for intermediate and long term replacement of flood damaged utility lines.
5. Reuse Distribution Mains	~30,000 LF of distribution lines from pump station to Comanche Trace, Riverhill, Schreiner Univ., & Sports Complex	Freese & Nichols	\$926,500.00	Complete	Qro Mex	\$6,000,000.00	Jan-2019	Contractor completed removal of infrastructure. City seeking reimbursement via State Disaster Recovery Funds.
6. Aerial Pipe Bridge Removal	Removal of flood damaged utility bridge and lines near low water crossing adjacent to Loop 534	N/A	N/A	13 Company	\$285,900.00	Mar-2019	Contractor completed removal of infrastructure. City seeking reimbursement via State Disaster Recovery Funds.	
7. Tennis Center Improvements	Improve ADA access, resurface existing courts, address drainage, parking, lighting, and landscaping issues, & evaluate existing facilities	Schirckel, Rollins, and Associates	\$161,500.00	Summer 2018	JK Bernhard	\$1,453,939.00	Dec-2019	Total project budget of \$1.75 million. Phase 1 construction commenced early March 2019.
8. River Trail Extension to Schreiner University	Approximately 1+ mile trail extension from G Street to Schreiner University and adjacent neighborhood	Hewitt Engineering	\$102,980.00	Jun-2019	TBD	TBD	TBD	ELC funding agreement approved in Jan. 2019. Design contract awarded 01/22. Design approximately 50% complete. City acquiring easements from property owners and permits from state agencies.
9. Aquatics Center Feasibility Study	Assessment of the Olympic Pool complex to include public/stakeholder meetings and recommendations for enhancement	Marmontlak	\$85,000.00	May-2019	N/A	N/A	N/A	Second community input meeting held 1/29. Consultant developing cost estimates and phasing plans.
10. Public Safety Complex Feasibility Study	Analyze options for building size, location, and use with budgets	Brinkley Sargent Wrighton Architects	\$59,260.00	May-2019	N/A	N/A	N/A	Operational needs assessment and stakeholder meetings complete. Consultant reviewing needs assessment and conceptual layouts, in addition to site assessments and phasing options.
11. Legion Lift Station and Force Main	8.5 MGD lift station, ~4,000 LF of force main, and ~1,000 LF of gravity main	Freese & Nichols	\$734,000.00	Nov-2018	Keystone Construction	\$5,493,663.00	Early 2020	Funding application approved by Texas Water Development Board. Contract awarded early Jan. 19. Construction began March 19.
12. WTP Clarifier Rehab	Replace hardware in existing clarifier	Freese & Nichols	\$332,800.00	Oct-2018	Dowtech Specialty Contractors, Inc.	\$4,100,000.00	Early 2020	Clarifier equipment purchase contract awarded 7/24. General installation contract awarded at 1/13 meeting. Demolition of clarifier equipment complete. Equipment arriving for installation to be complete early June.
13. WTP THM Control Facility	Alternative solutions to meet TCEQ and EPA compliance followed by design of chosen disinfection process	Freese & Nichols	\$312,000.00	Oct-2018	Keystone Construction	\$795,000.00	Jun-2019	Funding approved by Texas Water Development Board. Construction commenced in April.
14. Request for Proposals for public/private workforce housing project at Loop 534	City issued RFP for development of City owned property on Loop 534 for a mixed use development to include workforce/affordable housing.	TBD	TBD	TBD	N/A	N/A	N/A	RFP has expired.
15. Long Range Water Supply Plan	Planning for 300 years of future water sources for City of Killeen	Lloyd Gosselink	\$59,700.00	Spring 2019	N/A	N/A	N/A	Data collection, modeling and stakeholder interviews conducted in 2018. Developing preliminary report. City Council workshop held 7/21.
16. Landfill Permitting, Phase 3	Prepare application for major amendment to TCEQ permit for municipal landfill for expansion	LNV	\$550,000.00	Feb-2019	N/A	N/A	N/A	Application deemed administratively complete by TCEQ. TCEQ complete with technical review. Draft permit anticipated for review early June.
17. Schreiner/Clay Roundabout	Concept plan to construct roundabout at the intersection of Schreiner Street and Clay Street	ES Engineering	\$28,175.00	Dec-2018	TBD	TBD	TBD	Design evaluation complete. Survey work completed.
18. Hotel/Conference Center	Legislative effort with 2018 State Legislature for tax reimbursement	Partnership	Summer 2019	May-2019				Legislative bill passed the House and Senate.
19. Drainage Master Plan	Assessment of 12 known drainage areas, provide prioritization list, and review drainage policy and criteria	LNV, Inc.	\$204,248.00	Jun-2019	N/A	N/A	N/A	Approximately 80% complete with review of sites and data for known problem areas.
20. Strategic Housing Plan		TBD	TBD	TBD				Mayor's Workforce Housing Taskforce has a scheduled meeting with the consulting firm in June to initiate the development of a Strategic Housing Plan.
21. KUTS - Clay Street South	Kerrville Urban Trail System (KUTS) pilot trail project to improve walkability along Clay Street from Scheiner Street to Water Street.	OLA	Partnership	Summer 2019				The City has partnered with the KUTS Group to coordinate with the planning efforts along the St. South Corridor. Preliminary concept drawings have been developed. Elements of those concepts are being incorporated into the Downtown Parking Garage design as well as the Scheiner/Clay Roundabout design.
22. Pavement Management Plan Update	Update City's Pavement Rehabilitation and Maintenance Plan	ES Engineering	\$107,750.00	Jul-2019	N/A	N/A	N/A	Street data acquisition complete. Consultant reviewing data and compiling preliminary draft report. Anticipate initial draft for review in June.



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Progress Report Regarding Development Services Improvements.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 22, 2019

SUBMITTED BY: Guillermo Garcia

EXHIBITS: [2019-5-23_Development Services Improvements.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	N/A	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	F - Public Facilities and Services
Guiding Principle	F1. Commit to maintaining high-quality, cost-effective public services and facilities consistent with anticipated growth and ensure cost-effective use and maintenance of these assets
Action Item	F1.7 - Continue to evaluate Development Services processes and enhance the consistency and timeliness of services

SUMMARY STATEMENT:

This presentation seeks to provide City Council with an update of the continuous improvement efforts within Development Services. The three services within Development Services will be impacted as we continually improve our people, process, and codes. The three services within Development Services are Building Services, Code Compliance, and Planning. These Services have multiple processes that are used to provide a service or product to the citizens of Kerrville. This presentation will provide a summary of the continuous improvement efforts of the Development Services team to improve the departments services and processes.

RECOMMENDED ACTION:

No Action

Development Services

Process Improvements

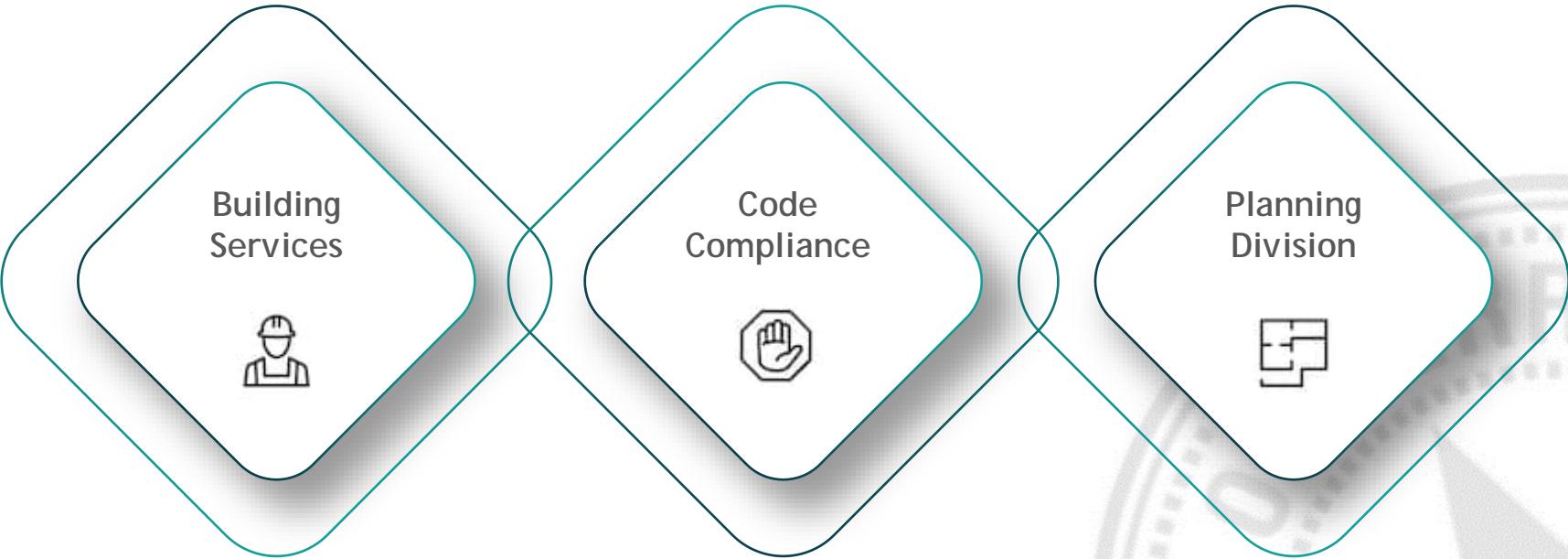


Development Services Purpose

To continually ensure the quality of life in the City of Kerrville through consistent enforcement of codes and ordinances using innovative regulation and customer education, as well as through a proactive consultation process with customers and users.



Development Services Systems



Building Services continually ensures the quality of life in the City of Kerrville through consistent enforcement of codes and ordinance using innovative regulation and customer education, as well as through a proactive consultation process with customers and users

The goal of the Code Compliance Division is to improve the aesthetics of the City, and ensure the health, safety and welfare of our citizens. Code Enforcement goal is to achieve voluntary compliance rather than impose civil or criminal penalties

Planning is a function of the City of Kerrville to ensure public health, safety, and welfare. Through a partnership with developers and property owners, the Planning Division is committed to ensuring the quality of life in Kerrville through the regulation of development



Continuous Improvement



5S



Visual
Management



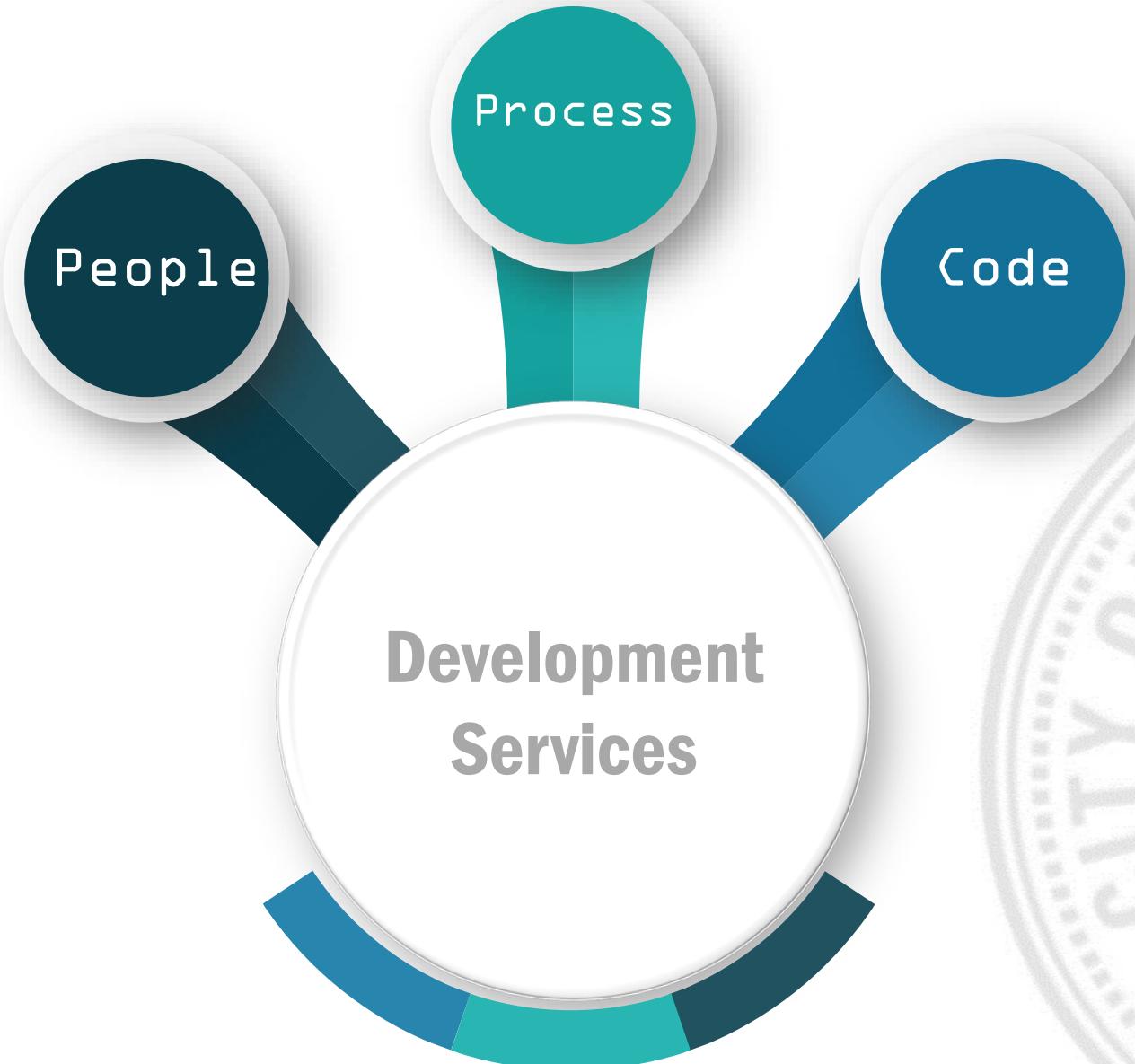
Lean
Six
Sigma



Standard
Work



Continuous Improvement



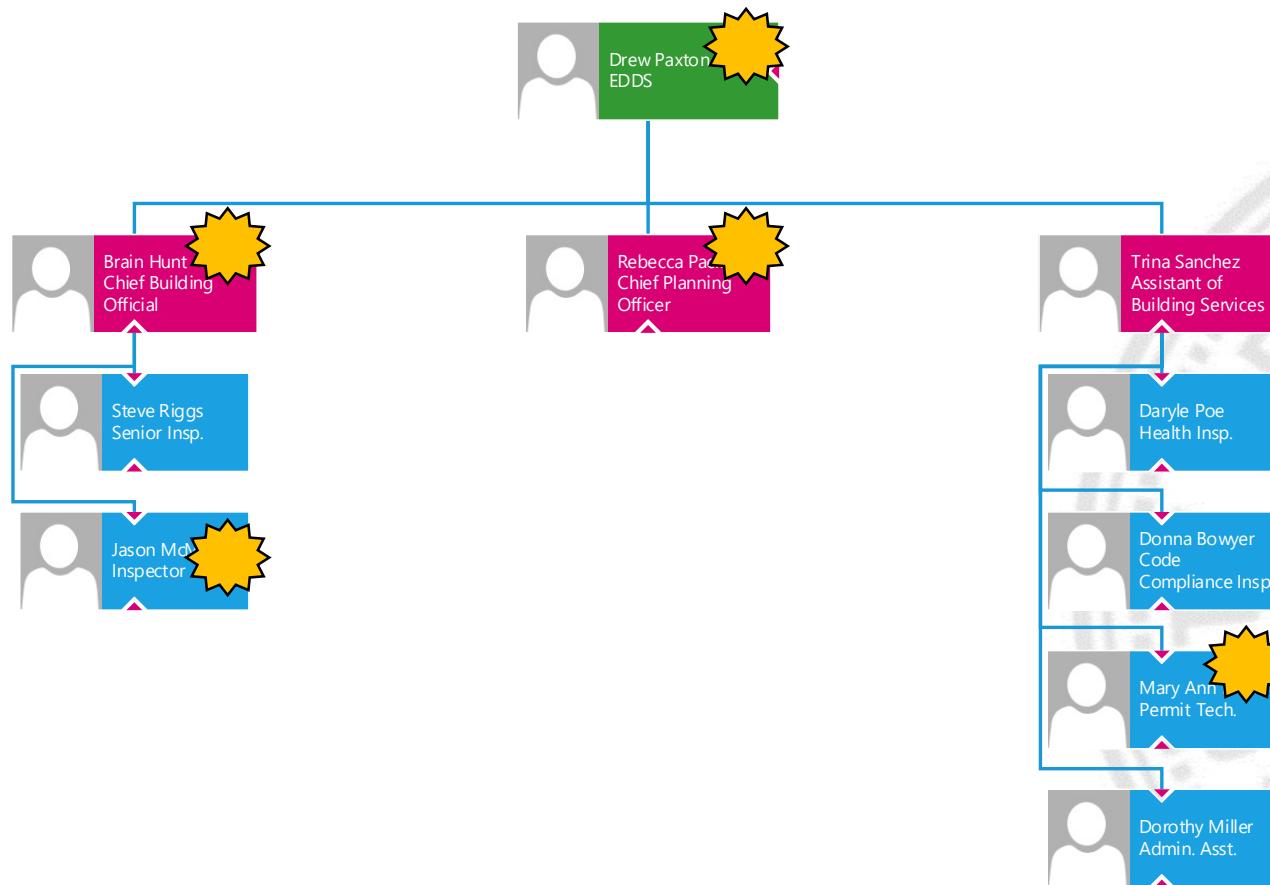
Stakeholders

In Spring of last year, gathered members of the development community to discuss opportunities for improvement. Used the Kano Model to capture the voice of the customer.

Customer Attributes (Needs or Features)							Total Responses (E, P, B, and I)	Best Classification	GB Project	Development Services Review	Software Update
	Excitement	More	Must	Indifferent	Reverse	Questionable					
4	Schedule inspections the next day prior to 4 pm	5	2	2	1		10	Excitement	x		x
7	Inspector to provide digital feedback	5	4				9	Excitement	x	x	x
12	Inspectors provide solutions to constructions	4	3		1	1	8	Excitement			
13	Conduct all plan review in house	6	2		1		9	Excitement	x		
19	Limit waiting time for DRC	5	2	2			9	Excitement	x		
20	All staff members are prepared before DRC	3	3	3			9	Excitement	x		
2	Detailed check list for permits	3	3	1	1	2	8	More	x		x
5	High level customer service at all levels		8	2			10	More		x	
6	Inspector provide on-site inspection approvals	3	5	1			9	More	x		
8	One point of contact throughout process	1	6	1	1		9	More	x	x	x
9	Provide the ability to submit digital plans via internet	3	4	2			9	More	x		x
16	Re-write or make clear the rules, codes, and ordinances	1	5	3			9	More	x		
17	Fast track program for plan review and inspection	2	5		1	1	8	More	x		x
1	Consistency among staff	1	3	5	1		10	Must	x		
10	Improve communications between departments		2	7			9	Must	x	x	x
11	Provide timelines of the process		2	7			9	Must	x		
14	Eliminate the 10 day restart for minor/major changes	2	2	4		1	8	Must	x		
15	Provide more detailed comprehensive review	2	2	4	1		9	Must		x	
18	All decision makers attend DRC	2	3	4			9	Must			
3	Allow structure Engineer to inspect designs		2	2	6		10	Indifferent			

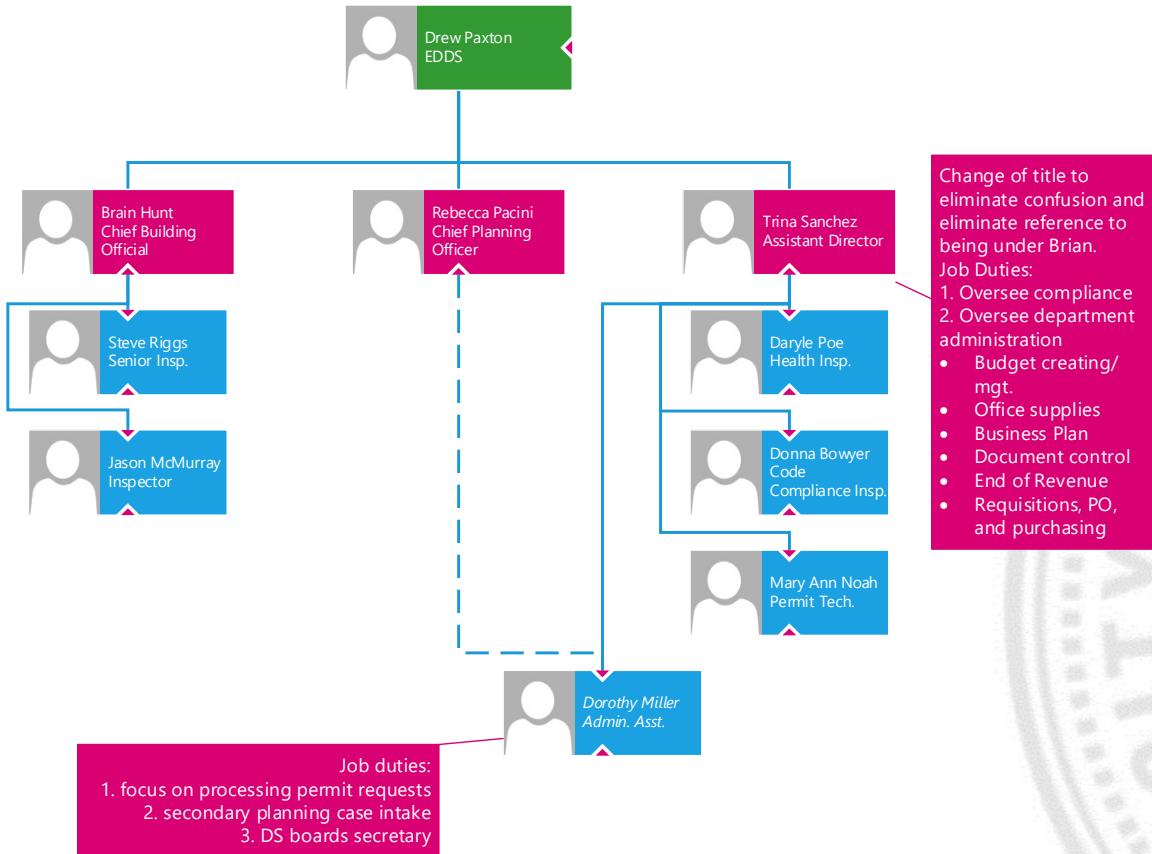
Organizational Chart

In past 2 years, 50% turnover:



Organizational Chart

Updated job descriptions and responsibilities:



Workplace Organization

5S methodology that results in a workplace that is:

- Clean
- Uncluttered
- Safe
- Well organized to help reduce waste and optimize productivity



Workplace Organization

People

Visual Management methodology to communicate expectations, performance, and standards in a way that:

- Shares information
- Shares standards
- Builds standards
- Warn about abnormalities
- Stop abnormalities once they occur
- To prevent abnormalities



Workplace Organization

People

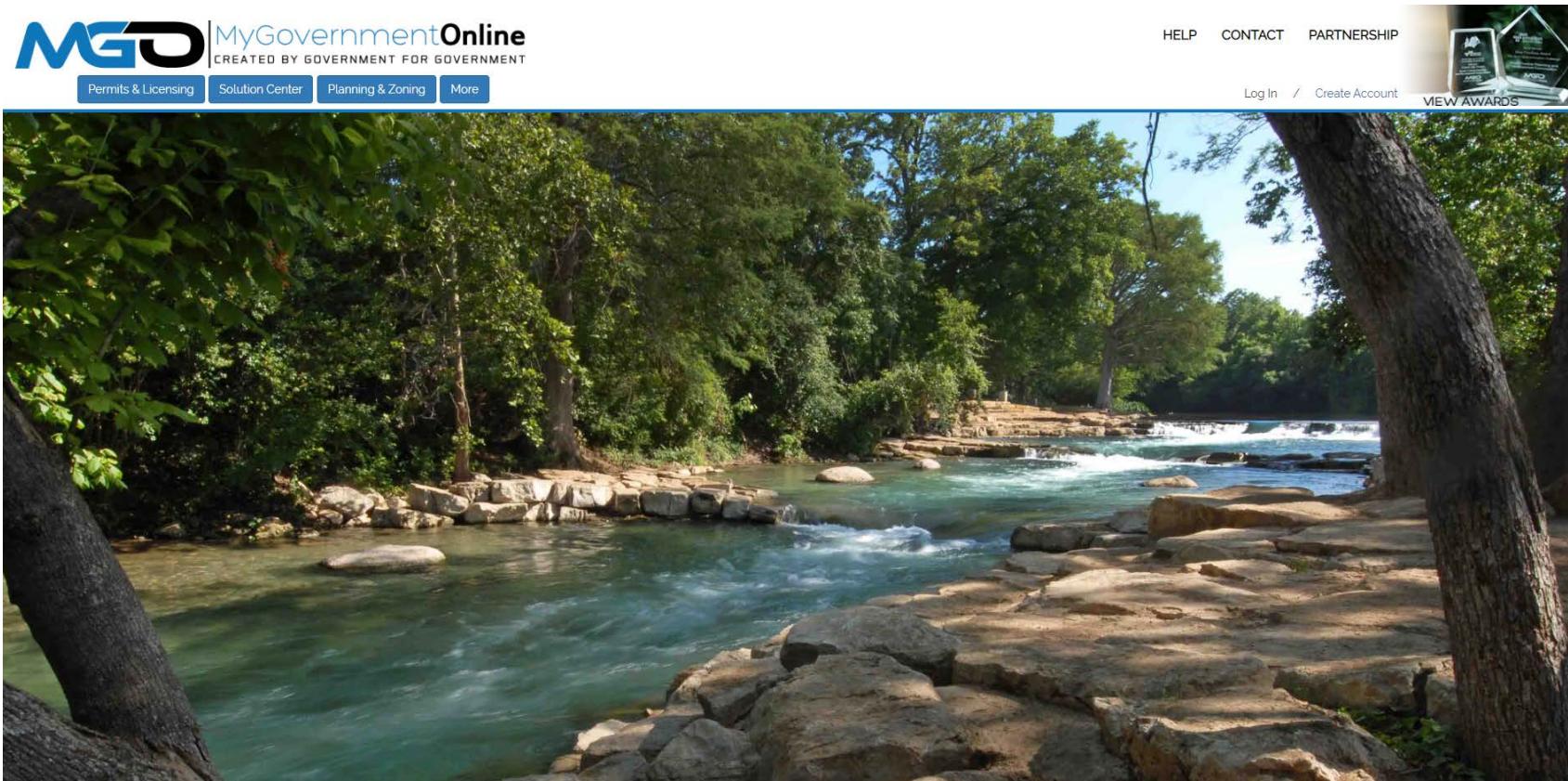
This is pending implementation due to finalization of construction
Example:



My Government Online

Process

New software:



My Government Online

Process

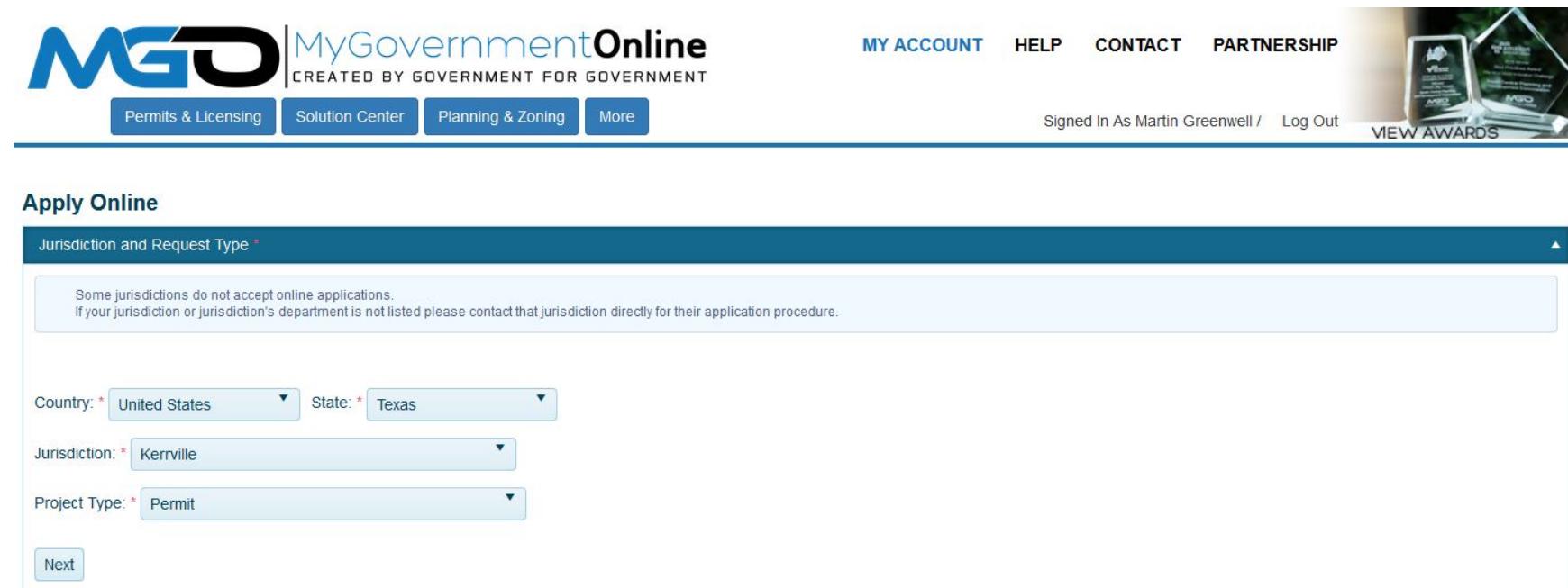
My Government Online:

- Permitting/Inspections
- Planning
- Code/Health Enforcement



My Government Online

Process



The image shows the 'Apply Online' step of the My Government Online application process. The top navigation bar includes the MGO logo, 'MyGovernmentOnline' text, and 'CREATED BY GOVERNMENT FOR GOVERNMENT'. It also features links for 'Permits & Licensing', 'Solution Center', 'Planning & Zoning', and 'More'. On the right, there are links for 'MY ACCOUNT', 'HELP', 'CONTACT', 'PARTNERSHIP', and a sign-in message for 'Martin Greenwell'. A 'VIEW AWARDS' button is also present, accompanied by two small award images. The main form area is titled 'Jurisdiction and Request Type'. It contains a note: 'Some jurisdictions do not accept online applications. If your jurisdiction or jurisdiction's department is not listed please contact that jurisdiction directly for their application procedure.' Below this are dropdown menus for 'Country' (United States), 'State' (Texas), 'Jurisdiction' (Kerrville), and 'Project Type' (Permit). A 'Next' button is at the bottom of the form.

MGO | MyGovernmentOnline
CREATED BY GOVERNMENT FOR GOVERNMENT

My Government Online

Process

My Permits



ProjectID	Jurisdiction	Project #	Address	Issued	Request Inspection
View Permit	Pflugerville	13-105	16908 Bridgetfarmer Pflugerville TX 78759	07-17-2013	Request 
View Permit	Georgetown	2013-12334	201 SAN GABRIEL VILLAGE BLVD GEORGETOWN TX 78626	05-31-2013	Request 
View Permit	Georgetown	2013-12721	1217 HAVEN LN. #101 GEORGETOWN TX 78626	04-17-2013	Request 
View Permit	Cedar Park	2012-7101	12342 FM 620 N AUSTIN TX 78750	12-26-2012	Request 
View Permit	Cedar Park	2012-7256	625 WILLIAMS WAY CEDAR PARK TX 78613	12-14-2012	Request 
View Permit	Georgetown	2012-10872	2205 WOLF RANCH PKWY GEORGETOWN TX 78628	12-03-2012	Request 
View Permit	East Baton Rouge	17605	4600 SHERWOOD COMMON BLVD STE 101 BATON ROUGE LA 70816	11-16-2012	Request 

My Government Online

Process

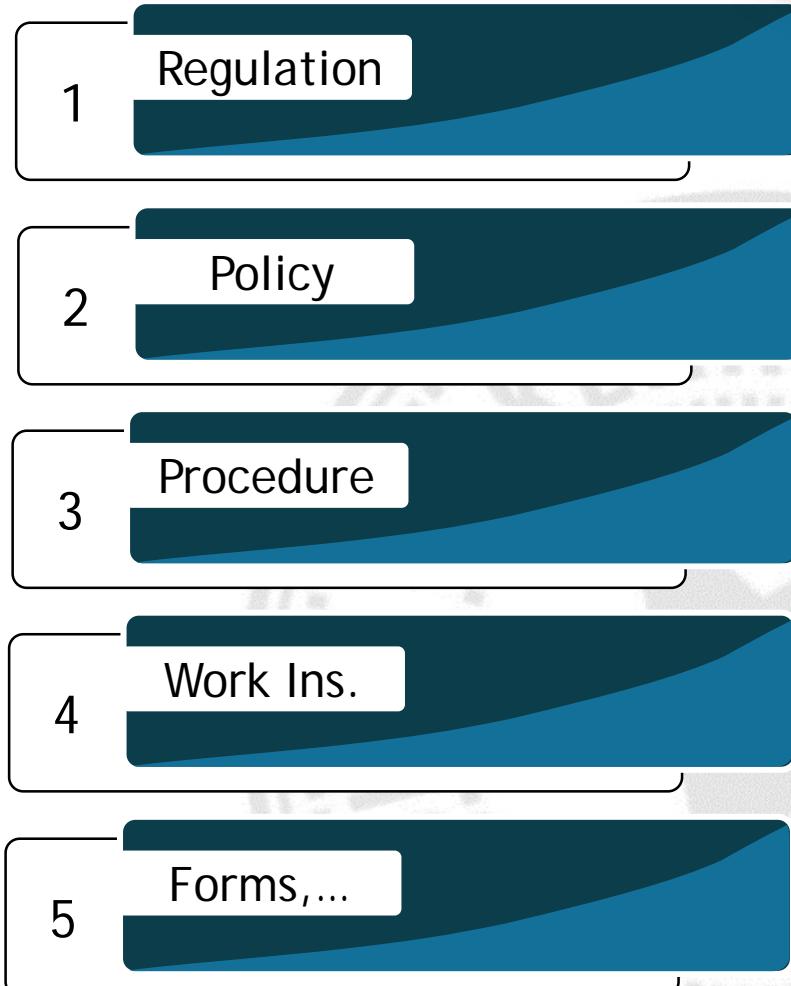


Standardization

Process

The sequence of job elements has been efficiently organized to be consistently followed.

ISO-9001 elements are used to establish standardization of work.





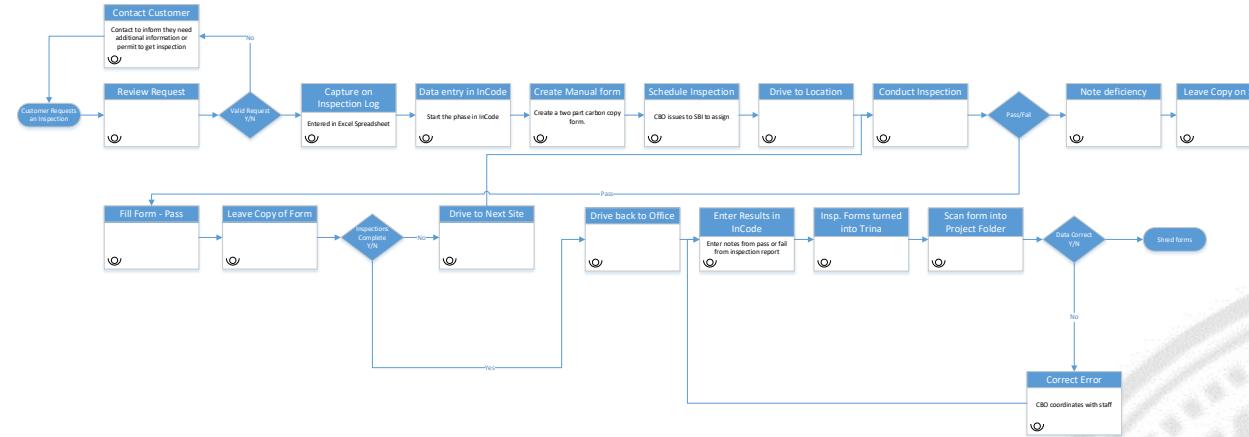
Building Services



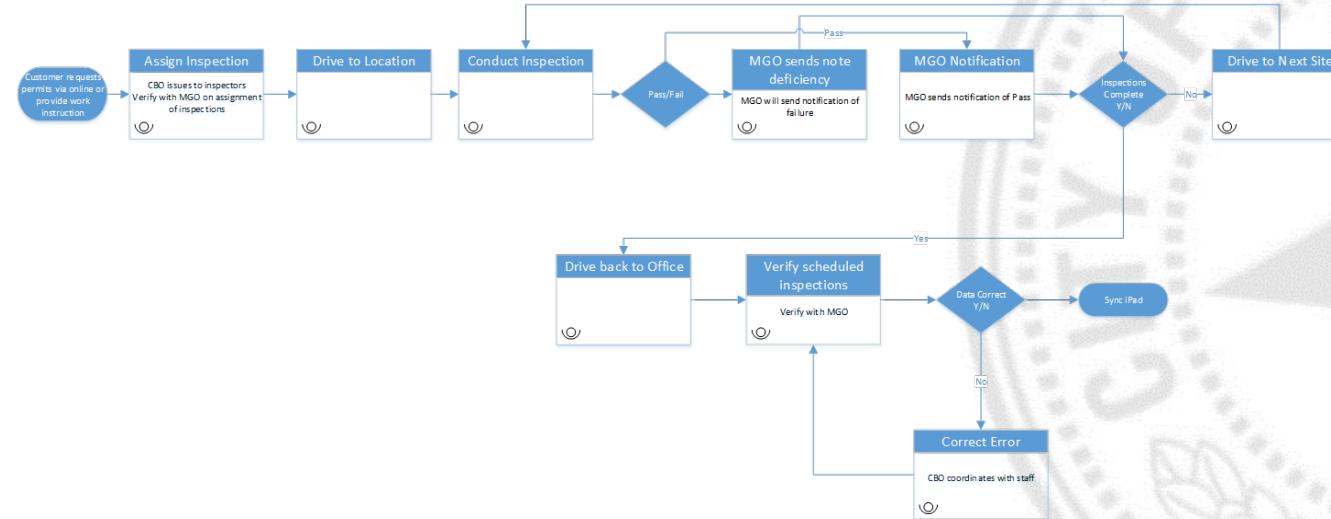
Inspection Process

Process

Old Process
18 steps



New Process
10 steps

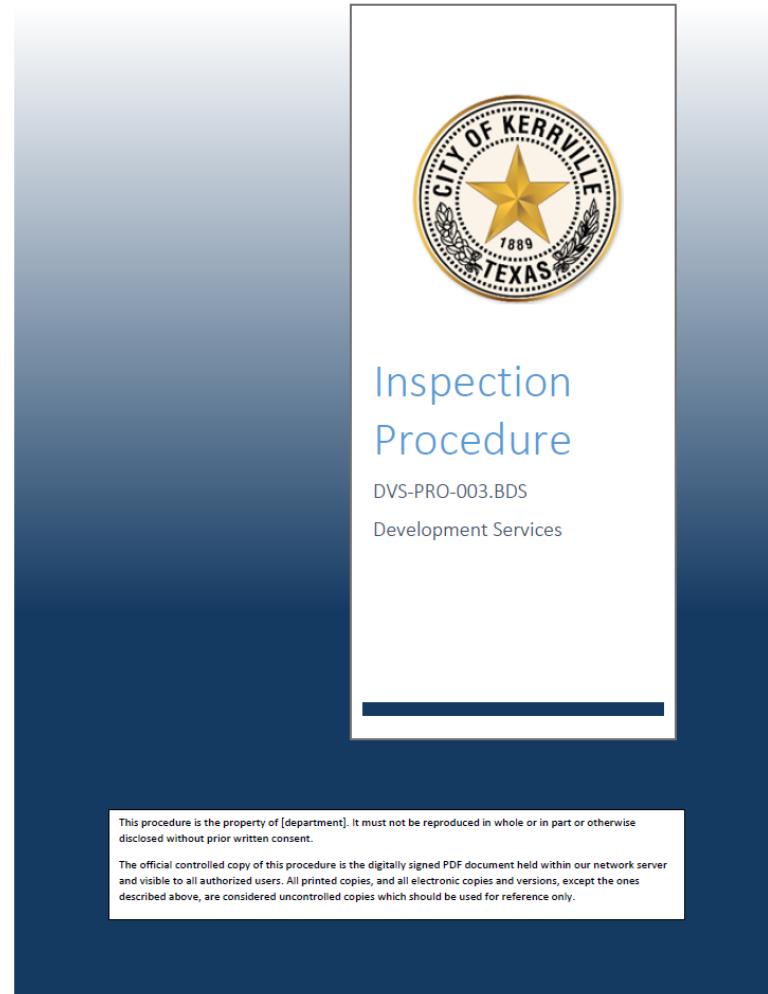


Inspection Process

Process

Inspection Process:

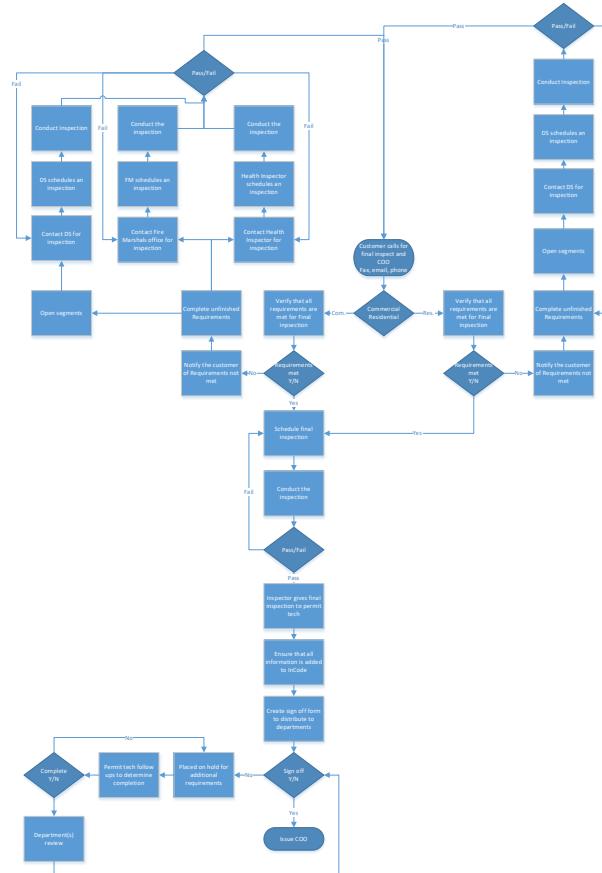
- Created written Procedure to communicate expectations and requirements.
- Supporting forms and work instructions created as well.



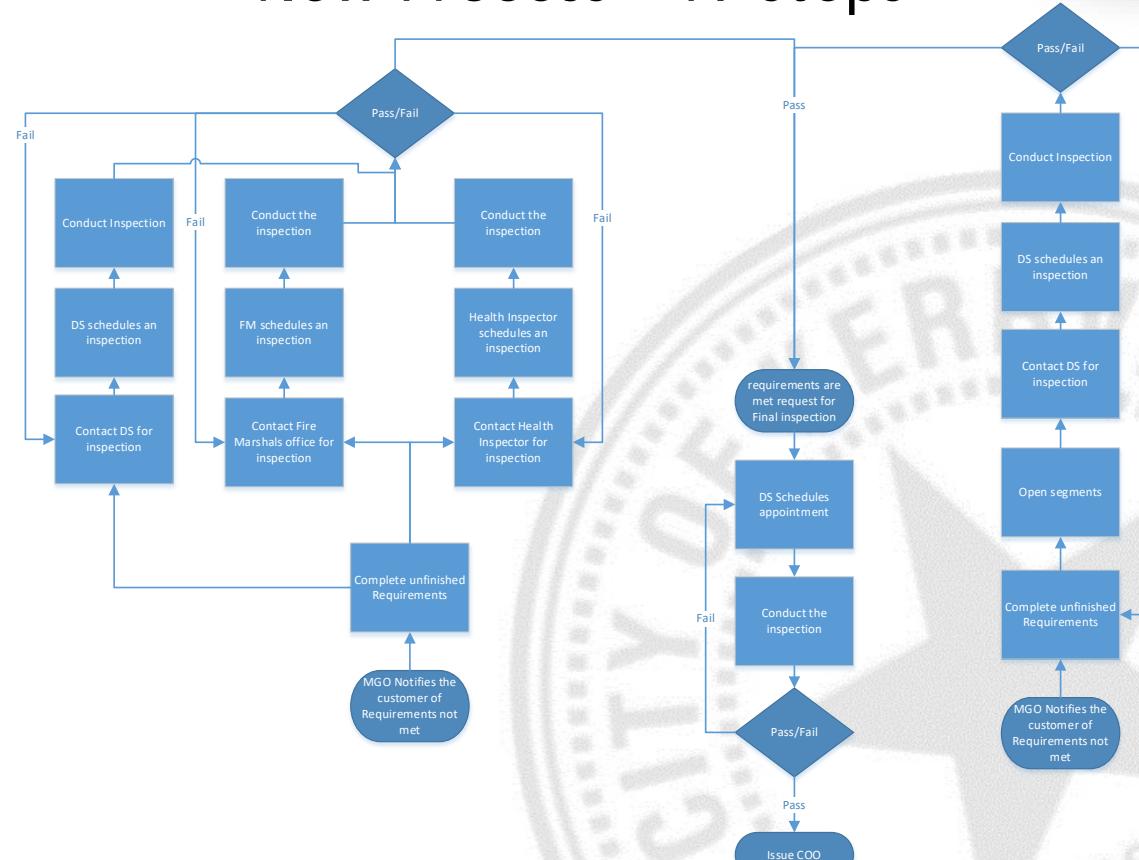
Certificate of Occupancy

Process

Old Process - 31 steps

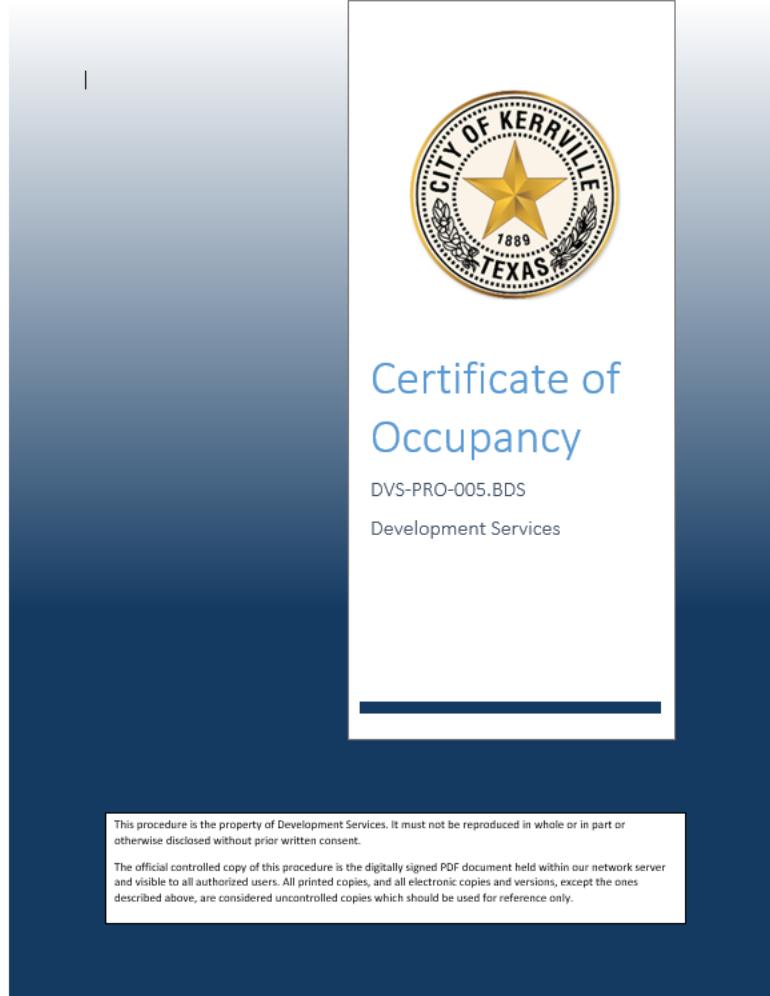


New Process - 19 steps



Certificate of Occupancy:

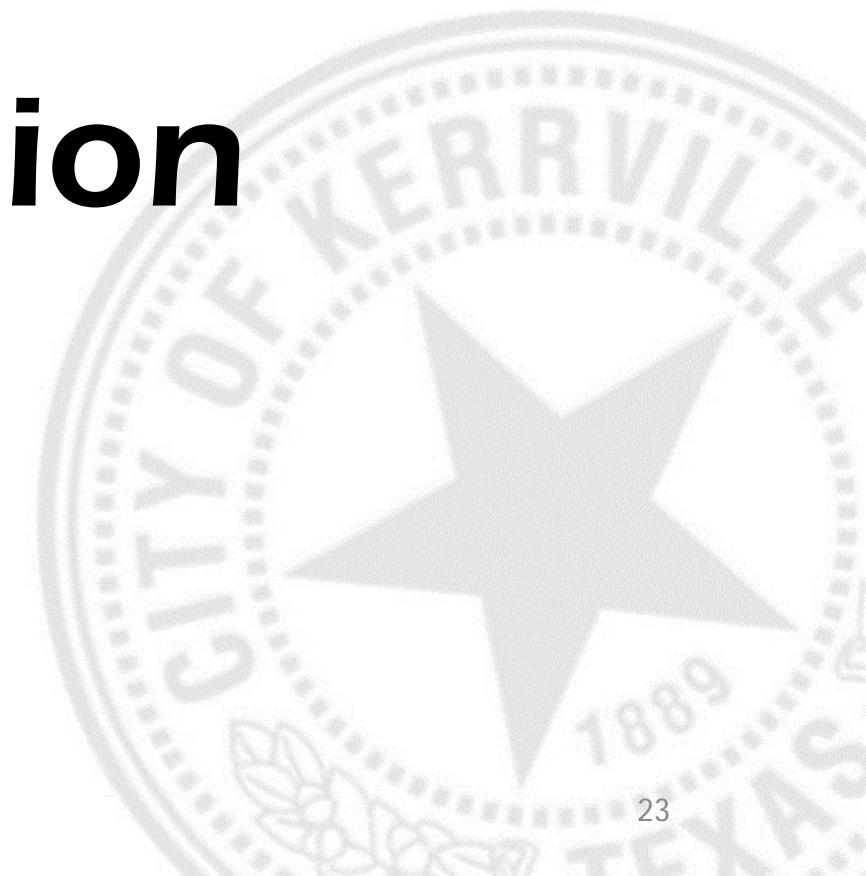
- Created written Procedure to communicate expectations and requirements.
- Supporting forms and work instructions created as well.





Process

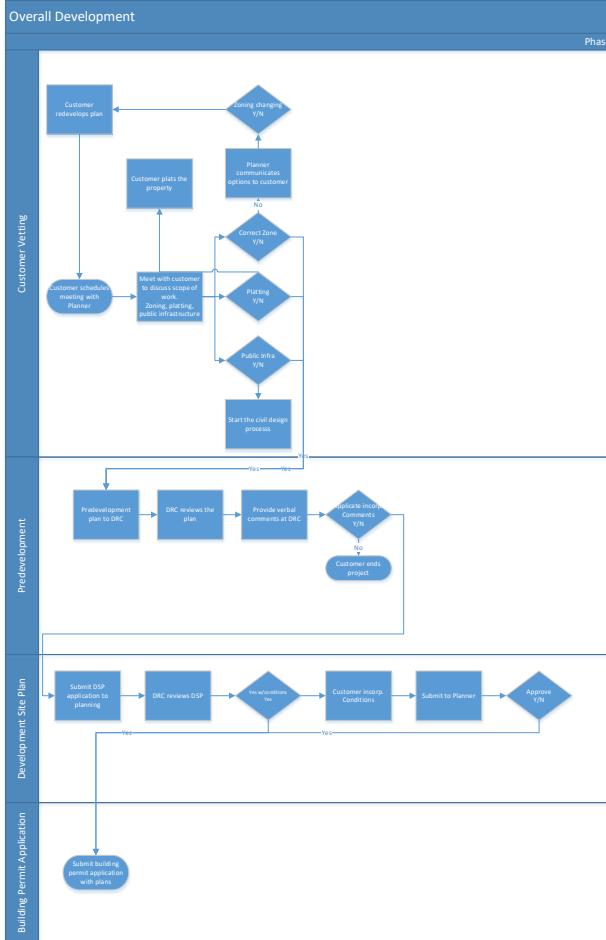
Planning Division



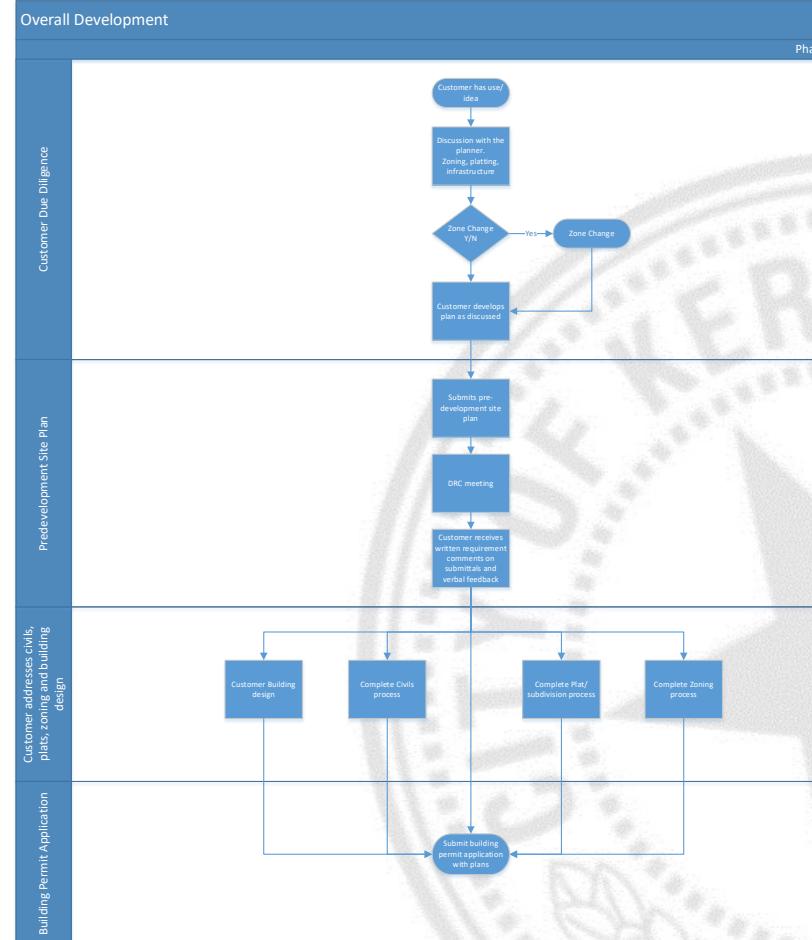
Overall Development:

Process

Old Process - 15 steps



New Process - 12 steps



Overall Development:

- Created written Procedure to communicate expectations and requirements.
- Supporting forms and work instructions created as well.

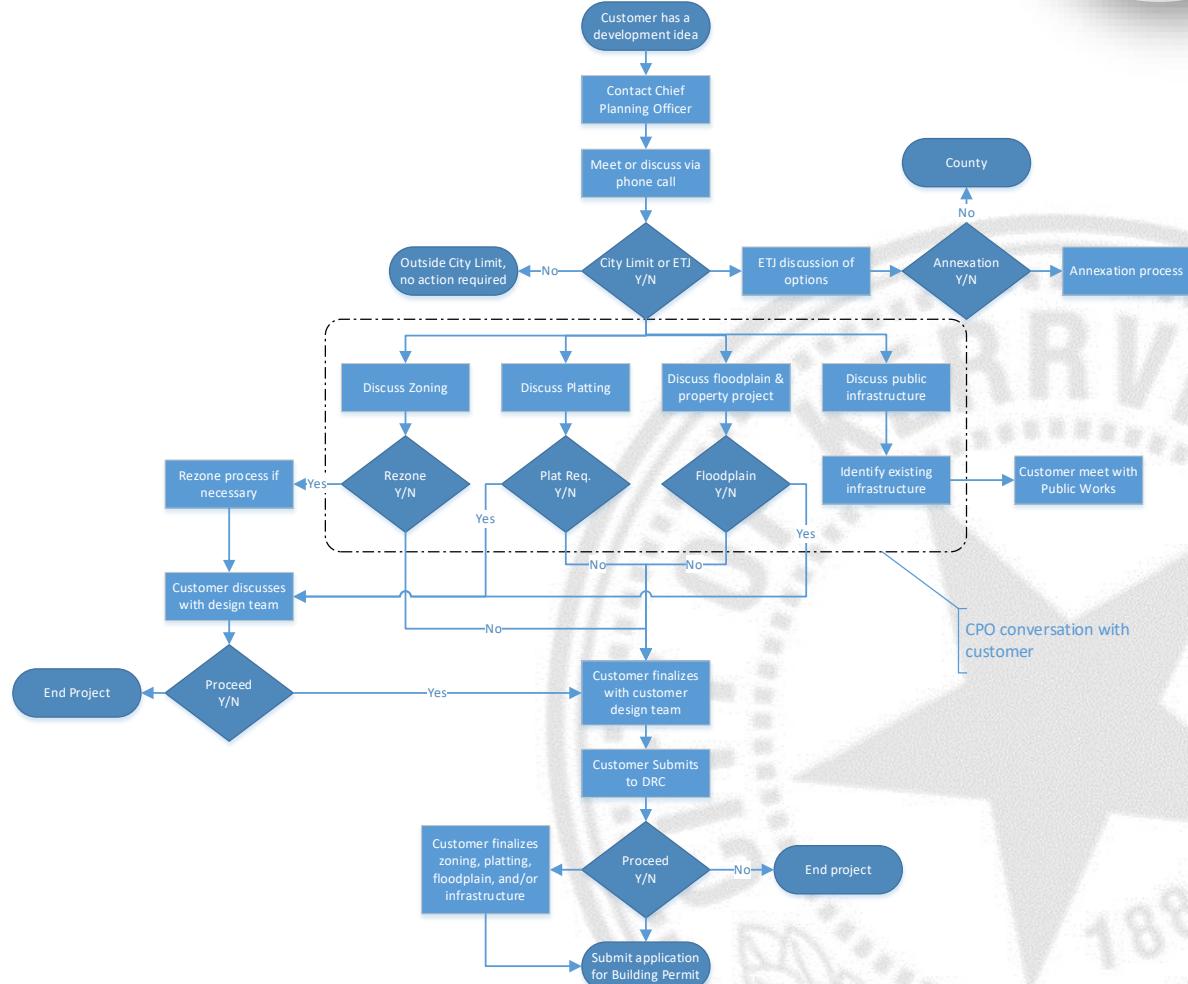


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The official controlled copy of this procedure is the digitally signed PDF document held within our network server and visible to all authorized users. All printed copies, and all electronic copies and versions, except the ones described above, are considered uncontrolled copies which should be used for reference only.

Predevelopment Process

The predevelopment process was loosely developed. Instead of mapping the current process team felt an entirely new approach was needed.





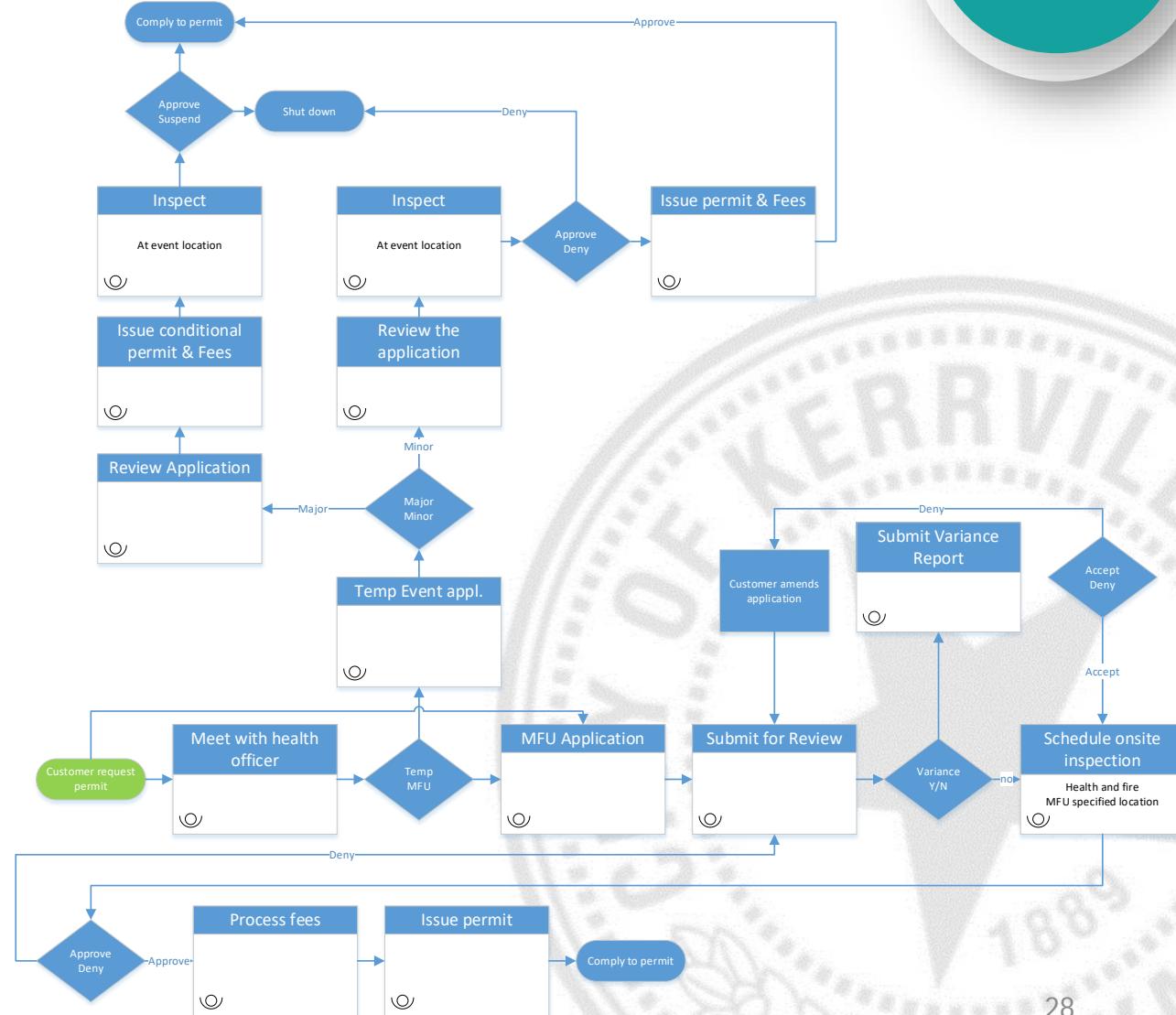
Code Enforcement



Mobile Food Unit

Process

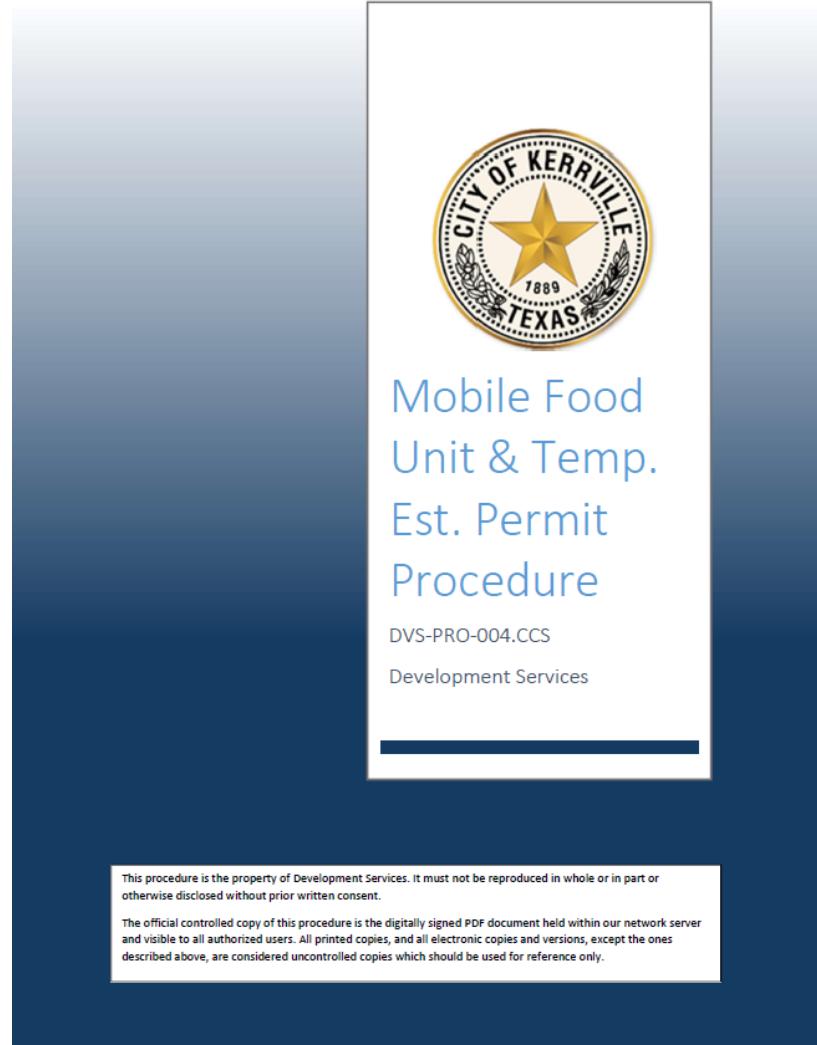
New process for the compliance of mobile food unit vendors.



Mobile Food Unit

Process

- Created written Procedure to communicate expectations and requirements.
- Supporting forms and work instructions created as well.



Junk Vehicles

Process

1st step in addressing the junk vehicles process it was necessary to address the junk vehicles ordinance.

Staff is benchmarking other cities that could result in an Ordinance change in the future.

Sec. 8.03.011 - Junk vehicles

Junk vehicles (as defined in the Abandoned Motor Vehicles Act, V.T.C.A., Transportation Code, section 683.071) which are located in any place where they are visible from a public right-of-way are detrimental to the safety and general welfare of the general public, tending to reduce the value of private property, to invite vandalism, to create fire hazards, and to constitute an attractive nuisance creating a hazard to the health and safety of minors, and are detrimental to the economic welfare of the city by producing urban blight which is adverse to the maintenance and continuing development of the city, and such vehicles are therefore declared to be a public nuisance. To effectively deal with the nuisance of said junk vehicles, the city hereby adopts the following procedures for abatement and removal of junk vehicles or parts of a junk vehicle and said procedures shall be followed by the city police department officers or the code enforcement officers when dealing with the nuisance created by junk vehicles:

- (1) For a nuisance on private property, there will be not less than ten days' notice stating the nature of the public nuisance on private property, that it must be removed and abated within ten days, and that a request for a hearing must be made before expiration of the ten-day period. The notice must be mailed, by certified mail with a five-day return requested, to the last known registered owner of the motor vehicle and all lienholders of record and to the owner or occupant of the private premises on which the public nuisance exists. If the notice is returned undelivered by the United States post office, official action to abate the nuisance shall be continued to a date not less than ten days after the date of the return.
- (2) For a nuisance on public property, there will be not less than ten days' notice, stating the nature of the public nuisance on public property or on a public right-of-way, that the nuisance must be removed and abated within ten days, and that a request for a hearing must be made before expiration of the ten-day period. The notice must be mailed, by certified mail with a five-day return requested, to the last known registered owner of the motor vehicle and all lienholders of record and to the owner or occupant of the public premises or to the owner or occupant of the premises adjacent to the public right-of-way on which the public nuisance exists. If the notice is returned undelivered by the United States post office, official action to abate the nuisance shall be continued to a date not less than ten days after the date of the return.
- (3) Any vehicle removed under these procedures is hereby prohibited from being reconstructed or made operable after it has been removed.
- (4) A public hearing must be held before the removal of the junk vehicle or junk vehicle part(s) as a public nuisance is ordered. **The hearing shall be held before the judge of the municipal court of the city.** If a hearing is requested by the owner or occupant of the public or private premises or by the owner or occupant of the premises adjacent to the public right-of-way on which the vehicle is located or by the last known registered owner of the motor vehicle or a lienholder of record, the hearing will occur no earlier than the 11th day after service of the notice to abate the nuisance. An order requiring the removal of the junk vehicle parts must include a description of the vehicle and the correct identification number and license number of the vehicle if the information is available at the site.
- (5) Notice must be given to the state department of transportation no later than the fifth day after the date of removal. The notice must identify the vehicle or vehicle part.
- (6) These procedures do not apply to a vehicle or vehicle part that is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property, a vehicle or vehicle part that is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer or junkyard, or an unlicensed, operable or inoperable antique or special interest vehicle stored by a collector on the collector's property, if the vehicle and the outdoor storage area are maintained in a manner so that they do not constitute a health hazard and are screened from ordinary public view by means of a fence, rapidly growing trees, shrubbery, or other appropriate means.
- (7) **The removal of a vehicle ordered removed by the municipal court judge will be by the wrecking company with which the city contracts.**
- (8) **If the nuisance is not removed and abated and a hearing is not requested within the ten-day period provided by subsections (1) and (2) above, then a complaint concerning the public nuisance will be filed in the municipal court of the city.**
- (9) Relocation of a junked vehicle that is a public nuisance to another location within the city after the commencement of a proceeding for the abatement and removal of the vehicle shall have no legal effect if the vehicle constitutes a nuisance at the new location.

(1996 Code, sec. 8.311; Ordinance adopted 1-18-00; Ordinance adopted 11-28-06)

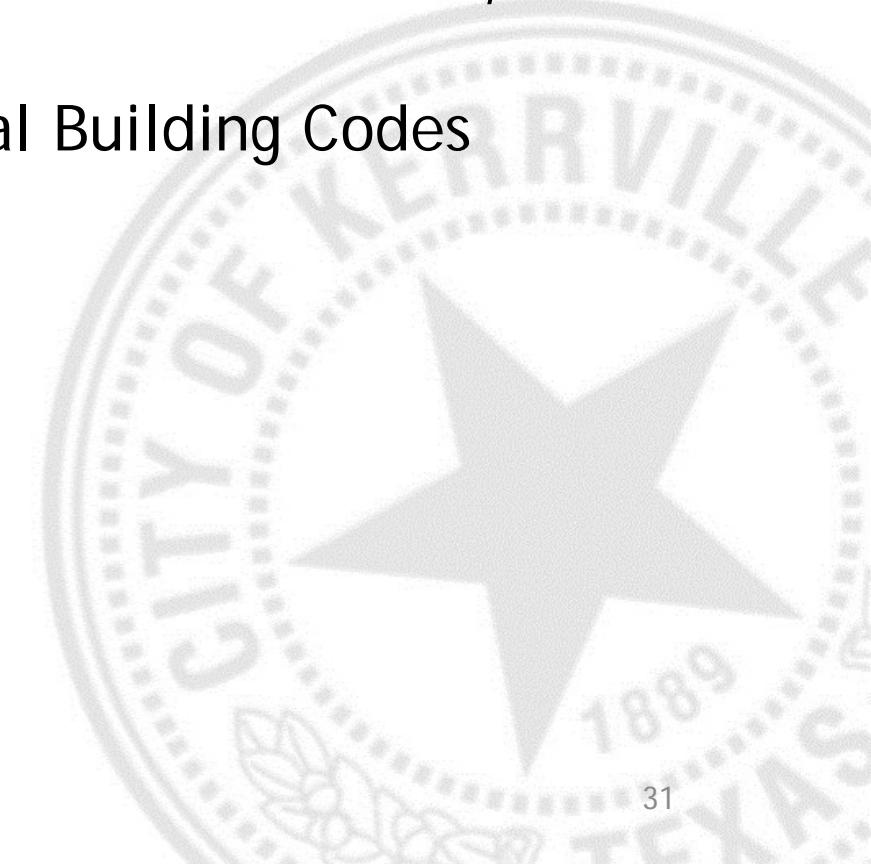
State Law reference—Junked vehicles, V.T.C.A., Transportation Code, sec. 683.071 et seq. |

Code

Code

Codes that are being evaluated and updated:

- Zoning Code and Sign Code
- Zoning Overlays, Subdivision Ordinance, Sidewalk Ordinance, Parkland Dedication Ordinance
- Building Code Adoption of 2018 International Building Codes



Zoning Code and Sign Code:

- Community Open House -Thursday May 16, 2019, 5:00 PM - 7:00 PM - Dietert Center (Completed)
- Code Review Committee Meeting #6 - Thursday, June 6, 2019 (4:00 pm) - City Hall
- Planning and Zoning Commission Public Hearing-Zoning
- Ordinance/Zoning Map/Sign Ordinance - Thursday June 20, 2019 - City Hall
- City Council Public Hearing-Zoning Ordinance/Zoning Map/Sign Ordinance - Thursday June 27, 2019 - City Hall

Zoning Overlays, Subdivision Ordinance, Sidewalk Ordinance, Parkland Dedication Ordinance:

- Next Phase for the Code Review Committee, following adoption of Zoning Code and Sign Code, Late summer-Fall 2019
- Zoning Overlays for special areas of town such as: Gateways, Guadalupe River Corridor, Airport, and Downtown.
- Parkland Dedication draft has been reviewed by Parks and Rec Board.

Building Code Adoption of 2018 International Building Codes:

- Building Board of Adjustment and Appeals (pending)
- Public Open House early June
- City Council 1st Reading June 25th
- City Council 2nd Reading July 9th
- Effective October 1, 2019



Next Steps

- Incorporate new software changes to updated procedures
- Ensure quality assurance for recent improvements
- Continue with updating the following processes:
 - Dangerous Building ID Process
 - Contractor Registration Process
 - Site Plan Review Process
 - Long Range Planning
 - Food Inspection Process
 - Hotel/Motel Inspection processes....





**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Appointments to the Economic Improvement Corporation. (This item is eligible for Executive Session, Section 551.074: PERSONNEL MATTERS.)

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 23, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Board Sheet_Economic Improvement Corporation.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Three Economic Improvement Corporation members will term on June 1, 2019. These three vacancies require appointment or eligible reappointment. Applications received: Danny Almond, Beck Gipson, Joe Herring, Charles Lacy, Kent McKinney, Kenneth O'Neal, Gregory Richards, Aaron Yates.

Council representative will term on June 1, 2019. Current Council representative Councilmember Delayne Sigerman is eligible for reappointment.

RECOMMENDED ACTION:

Appoint members to the Economic Improvement Corporation. Appoint Council representative to the Economic Improvement Corporation.

ECONOMIC IMPROVEMENT CORPORATION

	<u>Orig. Appt.</u>	<u>Re-Appt. Date</u>	<u>Exp. Date</u>
EARLY, KENNETH President	05-24-16	05-22-18	06-01-20
BARNETT, DON	05-22-18		06-01-20
COOPER, GARY	5-23-17		06-01-19
McKINNEY, KENT	01-09-18		06-01-19
MEGEE, MARGARET	05-22-18		06-01-20
NAMAN, ROBERT	05-23-17		06-01-19
SIGERMAN, DELAYNE	05-22-18		06-01-19

CITY STAFF:

E.A. Hoppe 258-1106 (O)
Deputy City Manager

Cheryl Brown 258-1118 (O)
Secretary

Amy Dozier
Treasurer

Qualifications: Resident of the city and at least three directors must be persons who are not employees, officers or members of the governing body of the city.

Purpose: Benefiting and accomplishing public purposes of the city permitted by Section 4B of the Act including, but not limited to, the promotion and development of industrial and manufacturing enterprises to promote and encourage employment and the public welfare, and financing the acquisition, construction and/or equipping, and/or the maintenance and operating costs of any "Project" (as defined in Section 4B of the Act).

Term of Office: Two years; maximum of two consecutive terms

Quorum: Majority

Number of Members: Seven

Meeting Time & Place: Third Monday, 4:00 p.m., City Hall Council Chambers

Established by: Resolution No. 1995-112, amended by Resolution Nos. 1999-184; 032-2009

Revised: May 23, 2018



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Section 551.074: PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Appointments to the Economic Improvement Corporation.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** Mar 04, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190528_Board Sheet_Economic Improvement Corporation.pdf](#)

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Three regular Economic Improvement Corporation members will term on June 1, 2019. These three vacancies require appointment or eligible reappointment. Applications received: Danny Almond, Beck Gipson, Joe Herring, Charles Lacy, Kent McKinney, Kenneth O'Neal, Gregory Richards, Aaron Yates.

Council representative will term on June 1, 2019. Current Council representative Councilmember Delayne Sigerman is eligible for reappointment.

RECOMMENDED ACTION:

Appoint members to the Economic Improvement Corporation. Appoint Council representative to the Economic Improvement Corporation.

ECONOMIC IMPROVEMENT CORPORATION

	<u>Orig. Appt.</u>	<u>Re-Appt. Date</u>	<u>Exp. Date</u>
EARLY, KENNETH President	05-24-16	05-22-18	06-01-20
BARNETT, DON	05-22-18		06-01-20
COOPER, GARY	5-23-17		06-01-19
McKINNEY, KENT	01-09-18		06-01-19
MEGEE, MARGARET	05-22-18		06-01-20
NAMAN, ROBERT	05-23-17		06-01-19
SIGERMAN, DELAYNE	05-22-18		06-01-19

CITY STAFF:

E.A. Hoppe 258-1106 (O)
Deputy City Manager

Cheryl Brown 258-1118 (O)
Secretary

Amy Dozier
Treasurer

Qualifications: Resident of the city and at least three directors must be persons who are not employees, officers or members of the governing body of the city.

Purpose: Benefiting and accomplishing public purposes of the city permitted by Section 4B of the Act including, but not limited to, the promotion and development of industrial and manufacturing enterprises to promote and encourage employment and the public welfare, and financing the acquisition, construction and/or equipping, and/or the maintenance and operating costs of any "Project" (as defined in Section 4B of the Act).

Term of Office: Two years; maximum of two consecutive terms

Quorum: Majority

Number of Members: Seven

Meeting Time & Place: Third Monday, 4:00 p.m., City Hall Council Chambers

Established by: Resolution No. 1995-112, amended by Resolution Nos. 1999-184; 032-2009

Revised: May 23, 2018



**TO BE CONSIDERED BY THE CITY COUNCIL
CITY OF KERRVILLE, TEXAS**

SUBJECT: Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

AGENDA DATE OF: May 28, 2019 **DATE SUBMITTED:** May 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS:

Expenditure Required:	Remaining Budget Balance in Account:	Amount Budgeted:	Account Number:
\$0	\$0	\$0	N/A

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	No
Key Priority Area	N/A
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

RECOMMENDED ACTION:

Review Economic Development Projects Update.