

**CITY COUNCIL MINUTES  
REGULAR MEETING**

**KERRVILLE, TEXAS  
JANUARY 11, 2022 6:00 PM**

On January 11, 2022 at 6:00 p.m., the City Council meeting was called to order by Mayor Bill Blackburn at the City Hall Council Chamber, 701 Main Street. Councilmember Kim Clarkson provided the invocation and led the Pledge of Allegiance.

**COUNCILMEMBERS PRESENT:**

|                |                                      |
|----------------|--------------------------------------|
| Bill Blackburn | Mayor                                |
| Kim Clarkson   | Mayor Pro Tem, Councilmember Place 2 |
| Roman Garcia   | Councilmember Place 1                |
| Judy Eychner   | Councilmember Place 3                |
| Brenda Hughes  | Councilmember Place 4                |

**COUNCILMEMBER ABSENT:** None

**CITY EXECUTIVE STAFF:**

|  |  |
|--|--|
| E.A. Hoppe, City Manager                 | Kesha Franchina, Deputy City Secretary     |
| Mike Hayes, City Attorney                | Guillermo Garcia, Exec Dir Innovation      |
| Shelley McElhannon, City Secretary       | Eric Maloney, Fire Chief                   |
| Stuart Barron, Exec Dir PW & Engineering | Kim Meismer, Exec Director General Ops     |
| Julie Behrens, Director of Finance       | Drew Paxton, Chief Planner                 |
| Stuart Cunyus, Public Info Officer       | Curtis Thomason, Assistant Chief of Police |

**VISITORS PRESENT:** A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

Mayor Blackburn provided information and announced standard safety protocols observed during the meeting, including offering a Zoom component.

**1. ANNOUNCEMENTS OF COMMUNITY INTEREST:** An item of interest to the community was presented by Mayor Blackburn.

**2. PRESENTATIONS:**

2A. City's ongoing preparedness and response to Covid-19 (Coronavirus).

Chief Maloney presented information. Chief Maloney and E.A. Hoppe responded to questions.

**3. VISITORS FORUM:**

The following persons spoke:

- Bethany Puccio
- Peggy McKay
- George Baroody (Zoom)
- Bruce Stracke (Zoom)

E.A. Hoppe and Mayor Blackburn provided clarification.

**4. CONSENT AGENDA:**

Councilmember Judy Eychner requested to pull item 4A. Councilmember Clarkson made a motion to accept the consent agenda items 4B and 4C as presented, and Councilmember Brenda Hughes seconded. The motion passed 5-0.

4B. Minutes for the City Council workshop held December 14, 2021.

4C. Minutes for the City Council meeting held December 14, 2021.

**END OF CONSENT AGENDA.**

4A. Construction Agreement with S&S Controls and Motors for generator improvements in the amount of \$70,111.00.

E.A. Hoppe provided information and responded to questions.

Councilmember Eychner made a motion to approve item 4A, seconded by Councilmember Roman Garcia. The motion passed 5-0.

**5. PUBLIC HEARINGS AND RESOLUTIONS:**

5A. Resolution No. 01-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property comprising Lot 16 and part of Lot 15, Block 7, Hillcrest Addition; and more commonly known as 960 Prescott St. N.; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 01-2022 caption into record.

Drew Paxton presented information, and Drew Paxton, E.A. Hoppe, and Chief Curtis Thomason responded to questions.

Mayor Blackburn opened the public hearing at 6:45 p.m.

The following persons spoke:

- Matthew Sletten
- Erin Spillers
- George Baroody (Zoom)

Mayor Blackburn closed the public hearing at 6:53 p.m.

Councilmember Hughes made a motion to approve Resolution No. 01-2022, seconded by Councilmember Garcia. The motion passed 5-0.

5B. Resolution No. 02-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property consisting of two tracts of land, comprising approximately 1.587 acres, being part of Survey No. 123, Abstract No. 225; and more commonly known as 1796 Arcadia Loop; said property is located within a Medium Density Residential Zoning District (R-2); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 02-2022 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 6:56 p.m.

The following person spoke:

- Sean Olston

Mayor Blackburn closed the public hearing at 6:59 p.m.

Councilmember Eychner made a motion to approve Resolution No. 02-2022 as presented, seconded by Councilmember Hughes. The motion passed 5-0.

5C. Resolution No. 03-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property comprising a part of Lots 21 and 22, Block 8, Lowry Addition; and more commonly known as 400 Lowry Street S.; said property is located within a Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 03-2022 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 7:01 p.m.

No one spoke.

Mayor Blackburn closed the public hearing at 7:01 p.m.

Councilmember Eychner made a motion to approve Resolution No. 03-2022, seconded by Councilmember Hughes. The motion passed 5-0.

5D. Resolution No. 04-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property comprising part of Lot 31, Block 106; Westminster Addition; and more commonly known as 1807 E. Main St. N.; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 04-2022 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 7:04 p.m.

The following person spoke:

- Callie Pipes

Mayor Blackburn closed the public hearing at 7:04 p.m.

Councilmember Clarkson made a motion to approve Resolution No. 04-2022, seconded by Councilmember Eychner. The motion passed 5-0.

5E. Resolution No. 05-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property comprising Lot 35, part of Lot 34, Block 106, Westminster Annex Addition; and more commonly known as 205 Westminster; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 05-2022 caption into record.

Drew Paxton presented information. Drew Paxton and Mike Hayes responded to questions.

Mayor Blackburn opened the public hearing at 7:06 p.m.

The following persons spoke:

- Abel Parades
- Bruce Stracke (Zoom)

Mayor Blackburn closed the public hearing at 7:10 p.m.

Councilmember Hughes made a motion to approve Resolution No. 05-2022, seconded by Councilmember Clarkson. The motion passed 5-0.

5F. Resolution No. 06-2022. A Resolution granting a Conditional Use Permit to authorize a Short-Term Rental Unit on the property comprising Lot 5, Block 42, Westland Place

Addition; and more commonly known as 600 Woodlawn Avenue N.; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 06-2022 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 7:14 p.m.

The following person spoke:

- Jeanette Tilley (Zoom)

Mayor Blackburn closed the public hearing at 7:16 p.m.

Councilmember Clarkson made a motion to approve Resolution No. 06-2022, seconded by Councilmember Eychner. The motion passed 5-0.

5G. Resolution No. 07-2022. A Resolution granting a Conditional Use Permit to authorize a Convenience Store with Fuel Sales on the property consisting of Lots 6, 7, 8, 9, 11, 12, 13, 14, 15, Block 2, of the G Street South Addition; and more commonly known as 1001 Sidney Baker Street S.; said property is located within a Mixed Use Zoning District (MU); and making said permit subject to conditions and restrictions.

Shelley McElhannon read Resolution No. 07-2022 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 7:19 p.m.

The following persons spoke:

- David Martin
- Sylvia Fritz

Mayor Blackburn closed the public hearing at 7:21 p.m.

Councilmember Hughes noted Resolution No. 07-2022 document page 3, the property is listed as a Short-Term Rental location instead of a Convenience Store with Fuel Sales. Mike Hayes advised the Resolution No. 07-2022 page 3, would be amended to a Convenience Store with Fuel Sales. Councilmember Eychner made a motion to approve Resolution No. 07-2022, seconded by Councilmember Hughes. The motion passed 5-0.

## **6. PUBLIC HEARINGS AND ORDINANCE(S), FIRST READING:**

6A. Ordinance No. 2022-03. An Ordinance annexing two tracts of land plus an adjacent public right-of-way that exists as part of Coronado Drive, into the Corporate Limits of the City of Kerrville, Texas; such property making up approximately 16.85 acres and generally located north and west of the 700 block of Coronado Drive; each property more specifically described in the Ordinance and being located within the extraterritorial jurisdiction of the City; adopting a Service Agreement; establishing the zoning for the annexed property as a Single-Family Residential Zoning District (R-1); rezoning an adjacent tract of land currently located within the City, by changing its zoning to an R-1 Zoning District; and providing other matters relating to this subject.

Shelley McElhannon read Ordinance No. 2022-03 caption into record.

Drew Paxton presented information. Drew Paxton and Stuart Barron responded to questions.

Mayor Blackburn opened the public hearing at 7:28 p.m.

The following persons spoke:

- Greg Richards

- Conroe Dunlap
- Jennyth Peterson
- Derek Syfert
- Phillip Coppin (Zoom)
- George Baroody (Zoom)
- Bruce Stracke (Zoom)

Mayor Blackburn closed the public hearing at 8:07 p.m.

Council discussion ensued, and Greg Richards and Stuart Barron responded to questions.

Councilmember Garcia made a motion to approve Ordinance No. 2022-03 but with the zoning of Residential Estates (RE). Mayor called for a second, with no second. The motion failed for lack of a second.

Councilmember Eychner made a motion to approve Ordinance No. 2022-03 annexing and R1 for zoning, seconded by Councilmember Clarkson. The motion passed 3-2 with Mayor Blackburn, Councilmember Clarkson, and Councilmember Eychner voting in favor, and Councilmember Garcia and Councilmember Hughes voting opposed.

6B. Ordinance No. 2022-04. An Ordinance annexing a tract of land into the Corporate Limits of the City of Kerrville, Texas; such property making up approximately 6.0 acres and generally located southeast of and adjacent to Holdsworth Drive, and a portion of which connects to Paschal Avenue N.; more commonly known 253 Holdsworth Dr.; such property more specifically described in the Ordinance and being located within the extraterritorial jurisdiction of and adjacent to the City Limits; adopting a Service Agreement; establishing the zoning for the annexed property as a Multi-Family Residential (R-3) Zoning District; and providing other matters relating to this subject.

Shelley McElhannon read Ordinance No. 2022-04 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 8:19 p.m.

The following persons spoke:

- George Baroody (Zoom)
- April Engstrom (Zoom)

Mayor Blackburn closed the public hearing at 8:24 p.m.

Councilmember Hughes made a motion to approve Ordinance No. 2022-04, seconded by Councilmember Eychner. The motion passed 5-0.

6C. Ordinance No. 2022-05. An Ordinance annexing two tracts of land plus an adjacent public right-of-way that exists as part of Lehmann Drive, into the Corporate Limits of the City of Kerrville, Texas; such property making up approximately 168.84 acres and generally located along the west and southwest borders of Peterson Regional Medical Center; such property more specifically described in this Ordinance and being located within the extraterritorial jurisdiction of the City and adjacent to the City Limits; adopting a Service Agreement; establishing the zoning for the annexed property as Agriculture (AG) and Public and Institutional (PI) Zoning Districts; and providing other matters relating to this subject.

Shelley McElhannon read Ordinance No. 2022-05 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 8:27 p.m.

The following person spoke:

- Cory Edmonson, Peterson Regional Medical Center

Joe Piszczor and Greg Shrader, no comment - in attendance to respond to questions

Mayor Blackburn closed the public hearing at 8:29 p.m.

Drew Paxton emphasize the annexation will create one private property donut hole, and Council has acknowledged the reason. The Ordinance does reflect this issue. Mike Hayes and E.A. Hoppe responded to questions.

Councilmember Eychner made a motion to approve Ordinance No. 2022-05 on first reading, seconded by Councilmember Clarkson. The motion was passed 5-0.

6D. Ordinance No. 2022-06. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such Chapter more commonly known as the City's Zoning Code; by changing the zoning of multiple lots along Washington St. and between Barnett St. and North St., said lots more commonly known as 500, 504, 508, 512, 602, 604, 608, 616, 624, and 625 Washington St.; and 817 Barnett Street; within the City of Kerrville, Kerr County, Texas; from a Residential Transition Zoning District (RT) to a Public and Institutional Zoning District (PI); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2022-06 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 8:35 p.m.

No person spoke.

Mayor Blackburn closed the public hearing at 8:36 p.m.

Councilmember Eychner made a motion to approve Ordinance No. 2022-06, seconded by Councilmember Hughes. The motion passed 5-0.

6E. Ordinance No. 2022-02. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas, such chapter more commonly known as the City's Zoning Code; by amending said Code to include adding new definitions, revising the requirement for variances, requiring signs for notification, and other amendments as provided herein; providing a cumulative clause; providing for severability; providing an effective date; ordering publication; and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2022-02 caption into record.

Drew Paxton presented information and responded to questions.

Mayor Blackburn opened the public hearing at 8:54 p.m.

The following person spoke:

- George Baroody (Zoom)

Mayor Blackburn closed the public hearing at 8:57 p.m.

Council discussion ensued, and Drew Paxton and Mike Hayes responded to questions.

Councilmember Garcia requested on page 7, 3.B. to add back "dwelling unit" and remove "trailer or vehicle"; to read as (A travel trailer or a recreational vehicle may be parked within a residential district but shall only be: B. Occupied by one or more people who do not claim the dwelling unit as their permanent residence: and).

Councilmember Eychner made a motion to approve Ordinance No. 2022-02 on first reading with the change on page 7 adding back in "dwelling unit" and removing "trailer or vehicle", seconded by Councilmember Hughes. The motion passed 5-0.

**7. ORDINANCE(S), SECOND READING:**

7A. Ordinance No. 2022-01, second reading. An Ordinance amending Chapter 74 of the Code of Ordinances, City of Kerrville, Texas, titled "Parks and Recreation", by adding a new Article III "Parkland Dedication", to include parkland dedication requirements for new residential development within the City and its extraterritorial jurisdiction; providing an effective date; and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2022-01 into record.

Drew Paxton presented information and responded to questions.

Councilmember Eychner made a motion to approve Ordinance No. 2022-01 on second reading, seconded by Councilmember Clarkson. The motion passed 5-0.

**8. CONSIDERATION AND POSSIBLE ACTION:**

8A. Economic Development Grant Agreement between Sid Peterson Memorial Hospital, Inc. and the City of Kerrville, Texas Economic Improvement Corporation for infrastructure necessary to promote or develop new or expanded business enterprises that create primary jobs.

Shelley McElhannon read item 8A caption into record.

E.A. Hoppe provided information and responded to questions.

The following persons spoke:

- Cory Edmonson, no comment - in attendance for questions
- Peggy McKay
- Joe Piszcior, provided responses to questions
- Bruce Stracke (Zoom)
- Greg Shrader

E.A. Hoppe provided clarification.

Councilmember Eychner made a motion to approve the Economic Development Grant Agreement between Sid Peterson Memorial Hospital and the City of Kerrville Texas Economic Improvement Corporation, seconded by Councilmember Hughes. The motion passed 5-0.

**9. BOARD APPOINTMENTS:**

9A. Appointment of chair and vice-chair for the Tax Increment Reinvestment Zone (TIRZ) Board of Directors. (This item is eligible for Executive Session 551.074).

Shelley McElhannon read item 9A caption into record.

Councilmember Clarkson made a motion to reappoint Kenneth Early as Chair and Mindy Wendele as Vice-Chair, seconded by Councilmember Eychner. The motion passed 5-0.

**10. ITEMS FOR FUTURE AGENDAS:** None

- Mayor's Public Health Task Force status (Councilmember Garcia)
- Election procedures (Councilmember Garcia)

- Tree preservation on the next agenda (Mayor Blackburn), seconded by Councilmember Garcia. Consensus of Council 5-0.

11. EXECUTIVE SESSION: N/A

12. ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION: N/A

ADJOURN. The meeting adjourned at 9:23 p.m.

APPROVED BY COUNCIL: 1/25/2022

APPROVED:

  
Bill Blackburn, Mayor

ATTEST:

  
Shelley McElhannon, City Secretary