



**CITY COUNCIL MEETING AGENDA  
JANUARY 11, 2022, 6:00 PM  
CITY HALL COUNCIL CHAMBERS, 701 MAIN STREET**



**Council Meeting Procedures and Citizen Public Participation  
including a Zoom Component**

COVID-19 (Coronavirus) provides a unique concern in that gathering members of the public, City Council, and City staff within a physical setting constitutes a public health risk. In an effort to avoid and mitigate health risks and limited occupancy levels in Council Chambers, City Council will convene the January 11, 2022 meeting in person and will also provide the public with a Zoom component.

Standard safety protocol will be observed by City Council, City staff, and citizens/visitors attending the City Council meeting. Wearing a mask in the City Hall Council Chambers is highly encouraged. If speaking at the podium, the mask can be removed.

In Council Chambers, six-foot distance seating is observed and due to limited seating capacity, open seating will be designated to citizens who have submitted a completed "speaker request form" to speak on an agenda item. It is advantageous for anyone wishing to speak, to submit a completed "speaker request form" to the City Secretary before City Council meeting is called to order, definitely before the item is called or read into record. Citizens not registered to speak on agenda items are welcome to view the City Council meeting in the City Hall lobby from the lobby monitors. Standard safety protocols will be observed in the City Hall lobby. When agenda items are called, and if anyone has submitted a completed "speaker request form", the speaker(s) will be rotated into Council Chambers to speak. It is beneficial for citizens wishing to speak, to submit a completed "speaker request form" to the City Secretary before City Council meeting is called to order. Each speaker is limited to four minutes.

**Public Hearing items:** submitting a completed "speaker request form" in advance would be beneficial to the public hearing process. However, public hearings will be announced as well.

**Zoom component:** As an additional option for citizens to participate in the meeting, the Zoom program will also be active during the January 11, 2022 meeting.

**Instructions for Zoom callers:** Dial a toll free number: **1-877-853-5247** or **1-888-788-0099**. When your call is answered you will hear "Welcome to Zoom, enter the Meeting ID followed by pound". Enter in the Meeting ID below followed by the pound sign (#), when prompted enter the passcode.

The Meeting ID is **837 1156 5848#**. Passcode is **018642**

Once you have called into the meeting, your microphone will be placed on mute and your call will be placed in the call queue. At this point, you will hear silence on the phone. Do not hang up. The moderator will unmute your microphone as he/she is going down the list. Once the meeting has started, you will be able to listen to proceedings even if your microphone is muted.

**The Zoom moderator will be accepting calls starting at 5:30 p.m.** Place your call before 5:45 p.m. in order to register with the Zoom moderator and participate. You will be queued to speak. Any calls made after the 5:45 p.m. deadline will not be answered, and microphones will be kept muted. Each speaker is limited to four minutes.

**Public Hearing Items:** Public Hearing items callers may use the "raise your hand" feature on Zoom, in order to be called upon. If a caller is using the Zoom app on a computer, tablet, or mobile phone click "Participants" and click the "Raise Hand" button. If a caller is using a landline telephone press \*9 to "raise your hand". Each speaker is limited to four minutes.

**Note:** Zoom is a third party vendor which provides the ability for remote participation. Software changes may be beyond what the City can control. If the City is notified of any issues from the third party vendor, the City will notify citizens and provide alternative(s) for engagement and participation.

Citizens may view and hear the City Council meetings on Spectrum Channel 2 or by live-streaming via the City's website ([www.kerrvilletx.gov](http://www.kerrvilletx.gov)). City Council meetings are recorded and the recordings are posted on the City's website.

Thank you for your participation!



**CITY COUNCIL AGENDA**  
**JANUARY 11, 2022, 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**



**CALL TO ORDER:**

*By Mayor Bill Blackburn.*

**INVOCATION AND PLEDGE OF ALLEGIANCE:**

*Led by Councilmember Kim Clarkson.*

**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 PRESENTATIONS:**

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

**3 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. The speaker request form must be submitted to the City Secretary before the item is called or read into record. City Council may not discuss or take any action on an item but may place the issue on a future agenda. Each speaker is limited to four minutes.*

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

Attachment:

[20220111\\_Quotes Generator auto start components.pdf](#)

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

Attachment:

[20220111\\_Minutes\\_workshop 12-14-21 4pm.pdf](#)

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

Attachment:

[20220111\\_Minutes\\_meeting 12-14-21 6pm.pdf](#)

**END OF CONSENT AGENDA.**

**5 PUBLIC HEARINGS AND RESOLUTIONS:**

5.A. 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.

Attachments:

[20220111\\_Reso 01-2022 CUP 960 Prescott STR.pdf](#)

[20220111\\_Appeal Request PZ 960 Prescott.pdf](#)

[20220111\\_Applicant's Letter\\_960PrescottAppeal.pdf](#)

- 5.B. 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.  
Attachment:  
[20220111\\_Reso 02-2022 CUP 1796 Arcadia Loop STR.pdf](#)
- 5.C. 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.  
Attachment:  
[20220111\\_Reso 03-2022 CUP 400 Lowry STR.pdf](#)
- 5.D. 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.  
Attachment:  
[20220111\\_Reso 04-2022 CUP 1807 East Main STR.pdf](#)
- 5.E. 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.  
Attachment:  
[20220111\\_Reso 05-2022 CUP 205 Westminster STR.pdf](#)
- 5.F. 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.  
Attachment:  
[20220111\\_Reso 06-2022 CUP 600 Woodlawn STR.pdf](#)
- 5.G. Resolution No. 07-2022. A Resolution granting a Conditional Use Permit to authorize a Convenience Store with Fuel Sales on this 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 certain conditions and restrictions.  
Attachment:  
[20220111\\_Reso 07-2022 CUP 1001 Sidney Baker S - Convenience Store with Fuel Sales.pdf](#)

**PUBLIC HEARING AND ORDINANCE(S), FIRST READING:**

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.

Attachment:

[20220111\\_Ord 2022-03 Annex and Zone Change 700 Coronado.pdf](#)

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.

Attachment:

[20220111\\_Ord 2022-04 Annex Zone change 253 Holdsworth.pdf](#)

6.C. 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.

Attachment:

[20220111\\_Ord 2022-05 Annex and Zone Change 195 Lehmann PRMC.pdf](#)

6.D. 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.

Attachment:

[20220111\\_Ord 2022-06 Zone change 500-625 Washington 817 Barnett.pdf](#)

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.

Attachment:

[20220111\\_Ord 2022-02 Zoning Code Amendments.pdf](#)

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

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.

Attachments:

[20220111\\_Ord 2022-01 Parkland Dedication second reading.pdf](#)

[20220111\\_UGRA Parkland Dedication Ordinance Comments.pdf](#)

**CONSIDERATION AND POSSIBLE ACTION:**

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.

Attachments:

[20220111\\_EIC Agreement Funding Grant Agreement SPMH.pdf](#)

[20220111\\_EIC Application - Peterson\\_Health 11-11-2021.pdf](#)

**9      BOARD APPOINTMENTS:**

9.A.    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).

**10     ITEMS FOR FUTURE AGENDAS:**

*City Council may suggest items or topics for future agendas.*

**11     EXECUTIVE SESSION:**

*City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above 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     ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY:**

**ADJOURN.**

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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: January 7, 2022 at 4:30 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

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