

City of Kerrville  
TIRZ #1

# Exterior Enhancement Grant Program



ENHANCING  
THE CHARM  
OF  
KERRVILLE

Encouraging the visual improvements and enhancement of publicly visible areas within TIRZ #1 for commercial, professional, and retail spaces.



[www.kerrvilletx.com](http://www.kerrvilletx.com)

FY 2026 >

# Program Outline

## Purpose

Improvement and enhancement of business facades, signage, landscaping, parking lots, and other publicly visible areas for commercial, professional, and retail spaces.

## Overview

The program affects only building exteriors and does not account for interior spaces except for window display areas which are on public view.

## Funding

Funding is based on a reimbursable matching grant up to a maximum of \$5,000 per business.

## Eligibility

Either the property owner or business owner within the TIRZ #1 is eligible for funding. Property owners with multiple tenants with multiple operating locations may be limited based on number of applications submitted for each funding cycle.



# Overview



The program affects only building exteriors, publicly visible areas, and does not account for interior spaces. The effort is to improve curb appeal and promote economic vitality within the TIRZ #1 boundaries.

The Assessment Standards create a consistent guideline to evaluate projects that are submitted.



# Funding



Tax Increment Reinvestment Zone (TIRZ #1) has allocated up to \$50,000 in grant funding for Exterior Enhancement for FY 26. Businesses within TIRZ #1 are eligible for a matching reimbursement grant up to a maximum of \$5,000.



# Program Eligibility



Either the property owner or the business owner (tenant) is eligible for funding. Property owners with multiple buildings or tenant with multiple operating locations may be limited based on the availability of funds.

**Tenant** must submit written authorization with their application by the property owner(s) to make the indicated improvements.

**Owner** must provide proof of ownership with the application.

Eligibility requires businesses be located within TIRZ #1.



# TIRZ #1 Map



# Program Criteria



Applications will be reviewed by a grant committee, which will evaluate each project against the Assessment Standards. Those projects with the highest weighted average will be granted funding. Applicants must be ready to begin construction within 90 days of grant approval and complete all improvements within one year of approval.



# Expenditures

## Reimbursement Process

The Economic Development Office will notify applicants of an application being accepted or denied. Once approved, a permit will need to be obtained by the City of Kerrville Development Services Department (if required) prior to starting the project. Projects must be started within 90 days of grant approval, and the project must be completed with completion permit approval within (1) one year of project approval notification.

Once the project is complete, applicant will submit final documentation to City of Kerrville Economic Development Office for reimbursement. Reimbursement will be based on approved invoicing proof of payment. Reimbursements will not exceed \$5,000.

No partially completed project will receive funding; project must be completed in its entirety as reflected on the approved application.



# Expenditures

## Qualifying Expenditures

Expenditures qualifying for reimbursement are limited to publicly visible areas. The prioritized exterior improvements include, but are not limited to the following areas: **painting, cleaning, tuck pointing, facade and window repair or replacement, doorways, lighting, new signage, window tinting, awning replacement, permanent landscaping, parking lots, dumpster enclosure**

In no way is this program intended to exempt a business from compliance with any section of the City's current ordinances. Development Services Plan Review approval required for grant submission. **Please note, projects with a prior approved permit are ineligible.**



# Applications & Permits

## Permits & Inspections

The Development Services Department is responsible for issuing building permits, construction plan review and inspections. This department also enforces the requirements for contractor's licenses relative to all phases of construction to include general contractor's licenses, electrical contractor's licenses and sign contractor's licenses. Registration of plumbers, irrigators, mechanical contractors and fire alarm and fire suppression installers is also required.

Staff is available to offer assistance with all types of applications herein described and to offer you guidance in submitting plans for review and to provide information related to building codes and ordinances.

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# Applications & Permits

## Assistance

Applicants are encouraged to reach out to Development Services staff regarding project permit requirements. If a project requires a permit, applicants will have the opportunity to schedule a Plan Review Meetings. These meetings are intended to familiarize applicants with building codes, ordinances, licensing, permits, and inspections requirements.

## Process

Completed applications including required attachments, must be submitted by **Friday, January 16, 2026.**

Application form can be found on the City of Kerrville website,  
<https://www.kerrvilletx.gov/grants>



# Applications & Permits

## No Contract

The Parties hereto agree and understand that this program does not create any type of indefinite contractual relationship between the City of Kerrville and any of the participants or proposed participants in this program. Each Party making application understands that the funding of this program is through the sole discretion of the City of Kerrville and that the funding thereof may be revoked at any time.



# Check List



Review of Development Services  
permitting requirements



Photos of existing structure or area  
for improvement



Outline and/or illustration of  
proposed improvements



**Property Owners:** Certificate of  
Ownership



**Tenants:** Obtain Property  
Owner's Letter of Authorization

Kelly.Hagemeier@Kerrvilletx.gov

**Economic Development**  
830-258-1109

**Development Services**  
830-258-1514



# Assessment Standards

Below is the evaluation criteria and point system that will be used to review each of the submitted projects.

Assessment Factor	Possible Points	Score
Professional quality of design	10	
Consistency of design with business activity, design guidelines, and surrounding commercial structures	20	
Proposed improvements are sufficient to improve the aesthetics of the structure/site	30	
Improvement of property will significantly impact the revitalization efforts of the City	40	
TOTAL SCORE RECEIVED	100	