

AGENDA FOR REGULAR MEETING

KERRVILLE CITY COUNCIL

TUESDAY, JUNE 27, 2017, 6:00 P.M.

KERRVILLE CITY HALL COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

**KERRVILLE CITY COUNCIL AGENDA**  
**REGULAR MEETING, TUESDAY, JUNE 27, 2017, 6:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS**  
**701 MAIN STREET, KERRVILLE, TEXAS**

**CALL TO ORDER**

**INVOCATION OFFERED BY COUNCILMEMBER PLACE FOUR WARREN  
FERGUSON**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**1. ANNOUNCEMENTS OF COMMUNITY INTEREST:**

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

**2. RECOGNITIONS:**

2A. Proclamation: Proclaiming July as National Park and Recreation Month (Mayor White)

**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. 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.

**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:

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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 do hereby certify that this notice of meeting was posted on the bulletin board at the City hall of the City of Kerrville, Texas, and said notice was posted on the following date and time: June 23, 2017 at 1:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

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Brenda Craig  
City Secretary, City of Kerrville, Texas

4A. Authorization to donate a surplus solid waste services vehicle previously purchased via an AACOG grant. (staff)

4B. Purchase John Deere Z930M Commercial ZTrak equipment from Secor Equipment Company through the Texas BuyBoard for the Kerrville Sports Complex in the amount of \$16,714.82. (staff)

4C. Resolution 21-2017, abandoning and terminating a twenty foot (20.0') drain right-of-way between Lots 29 and 30, Block 2 of Meadow View Estates, a subdivision with the City of Kerrville, Kerr County, Texas, and more generally located between the properties known as 303 and 305 Meadow View Lane; and ordering recording. (staff)

4D. Resolution No. 22-2017 abandoning and terminating a portion of a twenty foot (20.0') wide sewer easement, said portion located on Lot 28, Block 1 of Elm Creek, a subdivision within the City of Kerrville, Kerr County, Texas, the property more generally known as 316 Crestwood Drive; and ordering recording. (staff)

**END OF CONSENT AGENDA**

**5. PUBLIC HEARINGS:**

5A. Resolution No. 23- 2017 granting a Conditional Use Permit for an approximate 2.31 acre tract of land within the City of Kerrville, Kerr County, Texas, with a street address of 2021 Arcadia Loop, and located within a Residential Cluster (RC) zoning district; by permitting said property to be used for a bed and breakfast; and making said permit subject to certain conditions and restrictions. (staff)

5B. Resolution No. 24- 2017 granting a Conditional Use Permit for an approximate 2.07 acre tract of land within the City of Kerrville, Kerr County, Texas, with a street address of 2031 Arcadia Loop, and located within a Residential Cluster (RC) zoning district; by permitting said property to be used for a bed and breakfast; and making said permit subject to certain conditions and restrictions. (staff)

5C. Resolution No. 25- 2017 granting a Conditional Use Permit for an approximate 1.69 acre tract of land located on Lot 1A and part of Lot 2, Block 1 of the Adams Subdivision, a subdivision within the City of Kerrville, Texas, and otherwise known as 1750 Junction Highway; said tract is located within the 4-W zoning district; by permitting said property to be used for "vehicle sales—used"; and making said permit subject to certain conditions and restrictions contained herein. (staff)

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Brenda Craig  
City Secretary, City of Kerrville, Texas

**6. CONSIDERATION AND POSSIBLE ACTION:**

6A. Abandonment of emergency access easement between Bluff Ridge and Glen View (Jason McCormick, property owner)

6B. Authorization to submit a funding application to the City of Kerrville, Texas Economic Improvement Corporation in an amount not to exceed \$100,000 for an aquatics feasibility study for the Olympic Pool. (staff)

6C. Authorization to negotiate a professional services agreement for design of the H.E.B. Tennis Center improvements project. (staff)

**7. INFORMATION AND DISCUSSION:**

7A. Kerrville Festival of the Arts post event report. (staff)

7B. Budget and economic update. (staff)

**8. APPOINTMENTS TO CITY BOARDS AND COMMISSIONS:**

8A. Mayor's Youth Advisory Council. (staff)

**9. CITY MANAGER'S REPORT**

**10. ITEMS 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 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, including the following:

**11A. Sections 551.071 and 551.072:**

Discuss the purchase, exchange, lease, sale, or value of real property, the public discussion of which would not be in the best interests of the City's bargaining position with third parties, regarding property interests related to the following:

- 800 Junction Highway, former city hall.

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Brenda Craig  
City Secretary, City of Kerrville, Texas

11B. Section 551.071:

- Reuse or reclaimed water distribution system.

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

**ADJOURNMENT.**

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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.

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Brenda Craig  
City Secretary, City of Kerrville, Texas

## **Agenda Item:**

2A. Proclamation: Proclaiming July as National Park and Recreation Month  
(Mayor White)

# PROCLAMATION

WHEREAS Parks and recreation programs are an integral part of communities throughout this country, including the city of Kerrville, Texas, county of Kerr and,

WHEREAS Our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS Our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS Parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS Parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS Parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS Our parks and natural recreation areas ensure the ecological beauty of the community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS The U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS The city of Kerrville, Texas, county of Kerr recognizes the benefits derived from parks and recreation resources,

Now, therefore, I, Bonnie White, Mayor for the City of Kerrville, Texas, do hereby proclaim the month of July 2017 as



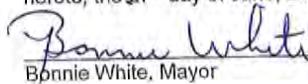
## Parks and Recreation Month



in Kerrville, and urge all citizens to join me as we recognize the importance and the value of parks and recreation, and further encourage citizens of Kerrville to visit area parks and become more familiar with the parks and recreation programs available to all Kerrville and Kerr County residents.



In witness whereof I have hereunto set  
my hand and caused the Seal of the  
great City of Kerrville to be affixed  
hereto, the 27<sup>th</sup> day of June, 2017

  
\_\_\_\_\_  
Bonnie White, Mayor

## **Agenda Item:**

4A. Authorization to donate a surplus solid waste services vehicle previously purchased via an AACOG grant. (staff)

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

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**SUBJECT:** Donation of vehicle purchased through grant

**FOR AGENDA OF:**

**DATE SUBMITTED:**

**SUBMITTED BY:** Stuart Barron,  
Director of Public Works

**CLEARANCES:** E.A. Hoppe,  
Deputy City Manager

**EXHIBITS:**

**AGENDA MAILED TO:** N/A

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *fw*

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Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$ 0	\$ 0	\$ 0	

**PAYMENT TO BE MADE TO:** N/A

**REVIEWED BY THE FINANCE DEPARTMENT:**

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**SUMMARY STATEMENT**

The City of Kerrville owns a vehicle that was purchased in 1998 through a grant from the Alamo Area Council of Governments (AACOG). This vehicle was used to perform various tasks associated with the previous recycling center, which was operated by city staff. In 2015, this center was relocated to the transfer station and is now a self-service drop off site that doesn't require staffing or vehicles.

City staff has determined that this vehicle is no longer needed and has obtained authorization from AACOG to donate it to another municipality that can use it for recycling purposes. Several inquiries from other municipalities have been received by staff requesting this vehicle.

Upon approval to donate the vehicle, an agreement between the city and the receiving entity will be required. This agreement shall outline release of liabilities, warranties, and indemnifications. Such agreement will be forwarded to AACOG for their records.

**RECOMMENDED ACTION**

Authorize the donation of this vehicle. In addition, once an entity is chosen, authorize city staff to fully execute an agreement between the City of Kerrville and the recipient of the vehicle.

## **DONATION OF VEHICLE, DISCLAIMER, AND RELEASE OF LIABILITY**

The City of Kerrville, Texas ("City") hereby transfers to City of Sweetwater, Texas the following described vehicle (the "Vehicle"):

<b>Make and Model:</b>	1998 Ford E350
<b>Vehicle Identification No.:</b>	I1FD1CE30H6THB41674
<b>License Plate No.:</b>	TX 235-728

The City makes the transfer of the Vehicle subject to the following conditions and pursuant to official action of the City Council, which occurred at its regular meeting on Tuesday, June 13, 2017:

1. City makes no representation regarding the condition of the Vehicle at the time of transfer and the City will release the Vehicle to the City of Sweetwater, Texas **AS IS, WHERE IS, AND WITHOUT ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
2. By acceptance of the Vehicle, the City of Sweetwater, Texas, agrees, **TO THE EXTENT ALLOWABLE BY LAW, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, AGENTS, AND EMPLOYEES FROM ALL SUITS, ACTIONS, CLAIMS, DAMAGES, PERSONAL INJURIES, LOSSES, PROPERTY DAMAGES, AND EXPENSES OF ANY CHARACTER WHATSOEVER, INCLUDING ATTORNEY'S FEES, BROUGHT FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES RECEIVED OR SUSTAINED BY ANY PERSON OR PROPERTY ON ACCOUNT OF ANY NEGLIGENT ACT OF THE CITY OF SWEETWATER, TEXAS, OR ANY OF ITS RESPECTIVE OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, OR ASSIGNS IN THE USE OF THE VEHICLE.**
3. The City of Sweetwater, Texas acknowledges and agrees that *a*) the City purchased the Vehicle in accordance with a grant from the Alamo Area Council of Governments ("AACOG"); and *b*) AACOG has authorized the release of the Vehicle to the City of Sweetwater.
4. Where the City of Sweetwater, Texas no longer desires to own the Vehicle, the City of Sweetwater shall notify the AACOG of such in writing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF KERRVILLE, TEXAS**

**Mark L. McDaniel, City Manager**

**ACCEPTED:**

**CITY OF SWEETWATER, TEXAS**

**BY:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

## **Agenda Item:**

4B. Purchase John Deere Z930M Commercial ZTrak equipment from Secor Equipment Company through the Texas BuyBoard for the Kerrville Sports Complex in the amount of \$16,714.82. (staff)

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

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**SUBJECT:** Authorization to purchase equipment from SECOR Equipment Company via Deere & Company through the Texas BuyBoard for the Kerrville Sports Complex in the amount of \$16,714.82

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 21, 2017

**SUBMITTED BY:** Ashlea Boyle  
Director of Parks and Recreation

**CLEARANCES:** E.A. Hoppe  
Deputy City Manager

**EXHIBITS:** Quote

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *Ker*

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<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b> \$16,714.82	<b>in Account:</b> \$48,074 FY17	<b>Budgeted:</b> \$48,074 FY17	<b>Number:</b> 01-855-504

**PAYMENT TO BE MADE TO:**

Deere and Company  
2000 John Deere Run  
Cary, NC 27513

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

At the June 13<sup>th</sup> City Council meeting, staff requested authorization to purchase five pieces of sports complex equipment through Austin Turf and Tractor via the Texas BuyBoard. After discussion, Council directed staff to research if two pieces of equipment could be purchased locally for the same price and to bring it back to Council for approval. SECOR Equipment Company, also on the Texas BuyBoard, can indeed provide two John Deere Z930M Commercial Zero-Turn Mowers for the same price as Austin Turf and Tractor.

This quote is secured through the Texas BuyBoard; the contract number is TX 529-17. The Texas BuyBoard is a purchasing cooperative used by governmental entities across Texas and complies with both the state's bidding law and City policy.

**RECOMMENDED ACTION**

Staff recommends authorization to purchase equipment from SECOR Equipment Company via Deere and Company through the Texas BuyBoard for equipment at the Kerrville Sports Complex in the amount of \$16,714.82.



**JOHN DEERE**

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**ALL PURCHASE ORDERS MUST BE MADE OUT  
TO (VENDOR):**  
Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT  
TO DELIVERING DEALER:**  
SECOR Equipment Company  
2026 Junction Highway  
Kerrville, TX 78028  
830-895-2228  
office@secorequipment.com

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#### Quote Summary

**Prepared For:**  
City Of Kerrville Parks And Recreation  
2385 Bandera Hwy  
Kerrville, TX 78028

**Delivering Dealer:**  
**SECOR Equipment Company**  
Edward Felts  
2026 Junction Highway  
Kerrville, TX 78028  
Phone: 830-895-2228  
office@secorequipment.com

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Quote ID:	15578670
Created On:	20 June 2017
Last Modified On:	20 June 2017
Expiration Date:	31 July 2017

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Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE Z930M Commercial ZTrak	\$ 10,579.00	\$ 10,579.00 X	2 =	\$ 21,158.00
<b>Contract:</b> TX 529-17 BuyBoard Grounds Mtnc Equipment, Irrigation Parts, Supplies & Installation (PG 67)				
<b>Price Effective Date:</b> June 20, 2017				
<b>Equipment Total</b>				<b>\$ 21,158.00</b>

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\* Includes Fees and Non-contract items

#### Quote Summary

Equipment Total	\$ 21,158.00
Trade In	
SubTotal	\$ 21,158.00
Total	\$ 21,158.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 21,158.00

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

**JOHN DEERE**

# Selling Equipment

Quote Id: 15578670

Customer Name: CITY OF KERRVILLE PARKS AND RECREATION

ALL PURCHASE ORDERS MUST BE MADE OUT  
TO (VENDOR):  
Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT  
TO DELIVERING DEALER:  
SECOR Equipment Company  
2026 Junction Highway  
Kerrville, TX 78028  
830-895-2228  
office@secorequipment.com

## JOHN DEERE Z930M Commercial ZTrak

Contract: TX 529-17 BuyBoard Grounds Mtnc Equipment,  
Irrigation Parts, Supplies & Installation (PG 67)

Suggested List \*  
\$ 10,579.00  
Selling Price \*  
\$ 10,579.00

Price Effective Date: June 20, 2017

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2163TC	Z930M Commercial ZTrak	2	\$ 10,579.00	21.00	\$ 2,221.59	\$ 8,357.41	\$ 16,714.82
<b>Standard Options - Per Unit</b>							
001A	United States/Canada	2	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	2	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
1504	60 In. Side Discharge Mower Deck	2	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
2000	Deluxe Comfort Seat with Armrests	2	\$ 0.00	21.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Standard Options Total</b>					<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Suggested Price</b>							<b>\$ 16,714.82</b>
<b>Total Selling Price</b>			<b>\$ 10,579.00</b>		<b>\$ 2,221.59</b>	<b>\$ 8,357.41</b>	<b>\$ 16,714.82</b>

## **Agenda Item:**

4C. Resolution 21-2017, abandoning and terminating a twenty foot (20.0') drain right-of-way between Lots 29 and 30, Block 2 of Meadow View Estates, a subdivision with the City of Kerrville, Kerr County , Texas, and more generally located between the properties known as 303 and 305 Meadow View Lane; and ordering recording. (staff)

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

**SUBJECT:** Resolution concerning a request to abandon and vacate a drainage right-of-way (easement), located between Lots 29 and 30, Block 2, Meadowview Addition (303 and 305 Meadowview Lane).

**FOR AGENDA OF:** June 27, 2017      **DATE SUBMITTED:** June 9, 2017

**EXHIBITS:** Request from adjacent property owner, location map, ordinance

**AGENDA MAILED TO:** Ms. Genieve McAllen, 305 Meadowview Lane, Kerrville, Texas 78028

**APPROVED FOR SUBMITTAL BY CITY MANAGER:**

<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
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**PAYMENT TO BE MADE TO:**

## **REVIEWED BY THE FINANCE DEPARTMENT:**

## **SUMMARY STATEMENT**

Ms. Genieve McAllen, 305 Meadowview Lane, has approached the City regarding an unused drainage right-of-way (easement) adjacent to her property. Staff has determined that the drainage easement is no longer needed and that there are no other utilities in the easement, and has no objection to the abandonment of the easement.

Therefore, Staff supports the request to vacate the right-of-way. Vacating this drainage right-of-way (easement) will not have a negative impact on the surrounding neighborhood.

## **RECOMMENDED ACTION**

Staff recommends City Council consider and take action on abandoning and vacating the drainage right of way (easement).

August 2, 2016

Mr Stuart Baron,

This letter is to confirm the conversation we had over the telephone on August 2, 2016.

I want to purchase the right of way between 303 Meadowview Lane and 305 Meadowview Lane . It is my understanding that said right of way belongs to the city of Kerrville ,Texas and is not being utilized for any purpose. I am prepared to pay for survey and appraisal for said right of way.

I hope this letter will expedite the process .If you need more information please contact me.

Thank You

Genivee mcallen

Phone-830-895-8733

Leave message if I do not answer

**CITY OF KERRVILLE, TEXAS**  
**RESOLUTION NO. 21-2017**

**A RESOLUTION ABANDONING AND TERMINATING A TWENTY FOOT (20.0') WIDE DRAIN RIGHT-OF-WAY BETWEEN LOTS 29 AND 30, BLOCK 2 OF MEADOW VIEW ESTATES, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND MORE GENERALLY LOCATED BETWEEN THE PROPERTIES KNOWN AS 303 AND 305 MEADOW VIEW LANE; AND ORDERING RECORDING**

**WHEREAS**, a twenty foot (20.0') wide drain right-of-way ("drainage way") was previously dedicated to public use per the plat of Meadow View Estates, a subdivision of Kerr County and recorded at Volume 2, Page 102 of the Plat Records of Kerr County, Texas; and

**WHEREAS**, the City does not use or need the drainage way for its purposes; and

**WHEREAS**, the City Council of the City of Kerrville, Texas finds it to be in the public interest to abandon and terminate the drainage way;

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

**SECTION ONE.** City Council finds that the Drain Right-of-Way located between 303 and 305 Meadow View Lane, as dedicated to public use per the plat of Meadow View Estates, a subdivision recorded at Volume 2, Page 102 of the Plat Records of Kerr County, Texas, a description of which is attached as **Exhibit A**, no longer serves or will serve a public interest and should be abandoned and terminated.

**SECTION TWO.** Based upon the findings made in Section One, above, and in accordance with the City's policy regarding the disposition of real estate and Section 272.001(b) of the Texas Local Government Code, City Council authorizes the City Manager to execute and record the Abandonment of Drain Right-of-Way, as attached at **Exhibit B**, in the Plat Records of Kerr County, Texas.

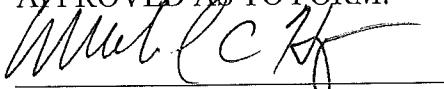
**SECTION THREE.** Should it be necessary, the City Manager is also authorized to execute any other documents necessary to complete the abandonment and termination of the City's interests contemplated herein and to take other required actions.

**PASSED AND APPROVED ON this the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2017.**

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\_\_\_\_\_  
Bonnie White, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael C. Hayes, City Attorney

**ATTEST:**

\_\_\_\_\_  
Brenda G. Craig, City Secretary

FIELD NOTES DESCRIPTION FOR A TWENTY FT. WIDE  
DRAIN RIGHT-OF-WAY BETWEEN LOTS 29 AND 30 IN  
BLOCK 2 OF MEADOW VIEW ESTATES IN THE CITY OF  
KERRVILLE, KERR COUNTY, TEXAS

EXHIBIT "A"

Being all of a certain twenty (20) ft. wide strip, tract or parcel of land containing 0.07 acre (3014 sq. ft.) out of Samuel Wallace Survey No. 113, Abstract No. 347 in the City of Kerrville, Kerr County, Texas; comprising all of a certain twenty (20) ft. wide strip of land designated as a Drain Right-of-Way between Lots Nos. 29 and 30 in Block 2 and dedicated to the use of the public by the plat of Meadow View Estates, a subdivision of Kerr County according to the plat of record in Volume 2 at Page 102 of the Plat Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " iron stake set in the southeast right-of-way line of Meadow View Lane, a fifty (50) ft. wide public street (Ref: Vol. 2 Pg. 102) for the north corner of the herein described tract and the northwest common corner of said Drain Right-of-Way and Lot 30; which point bears 60.00 ft. S44°43'29"W from a  $\frac{1}{2}$ " iron stake found for the northwest common corner of Lot 30 and 31 in Block 2;

THENCE, with the common line between said 20 Ft. Drain Right-of-Way and Lot 30, S39°47'36"E, 150.37 ft. to a  $\frac{1}{2}$ " iron stake set for the east corner of the herein described tract and the southeast common corner of 20 Ft. Drain Right-of-Way and Lot 30;

THENCE, with the southeast line of said 20 Ft. Drain Right-of-Way S44°51'28"W, 20.14 ft. to a  $\frac{1}{2}$ " iron stake found for the south corner of the herein described tract and the southeast common corner of 20 Ft. Drain Right-of-Way and Lot 29;

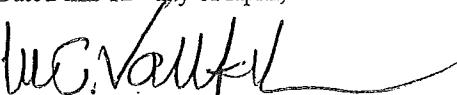
THENCE, with the common line between said 20 Ft. Drain Right-of-Way and Lot 29, N39°47'30"W, 150.33 ft. to a  $\frac{1}{2}$ " iron stake set in the southeast right-of-way line of said Meadow View Lane for the west corner of the herein described tract and the northwest common corner of 20 Ft. Drain Right-of-Way and Lot 29;

THENCE, with the northwest line of said 20 Ft. Drain Right-of-Way with the southeast right-of-way line of said Meadow View Lane N44°43'29"E, 20.14 ft. to the PLACE OF BEGINNING.

I hereby certify that these field notes and accompanying plat are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and that all property corners are as shown. (Bearing basis = True north based on GPS observations)

Date Surveyed: April 4, 2017  
April 12, 2017

Dated this 12<sup>th</sup> day of April, 2017

  
Lee C. Voelkel  
Registered Professional Land Surveyor No. 3909  
County Surveyor for Kerr County, Texas



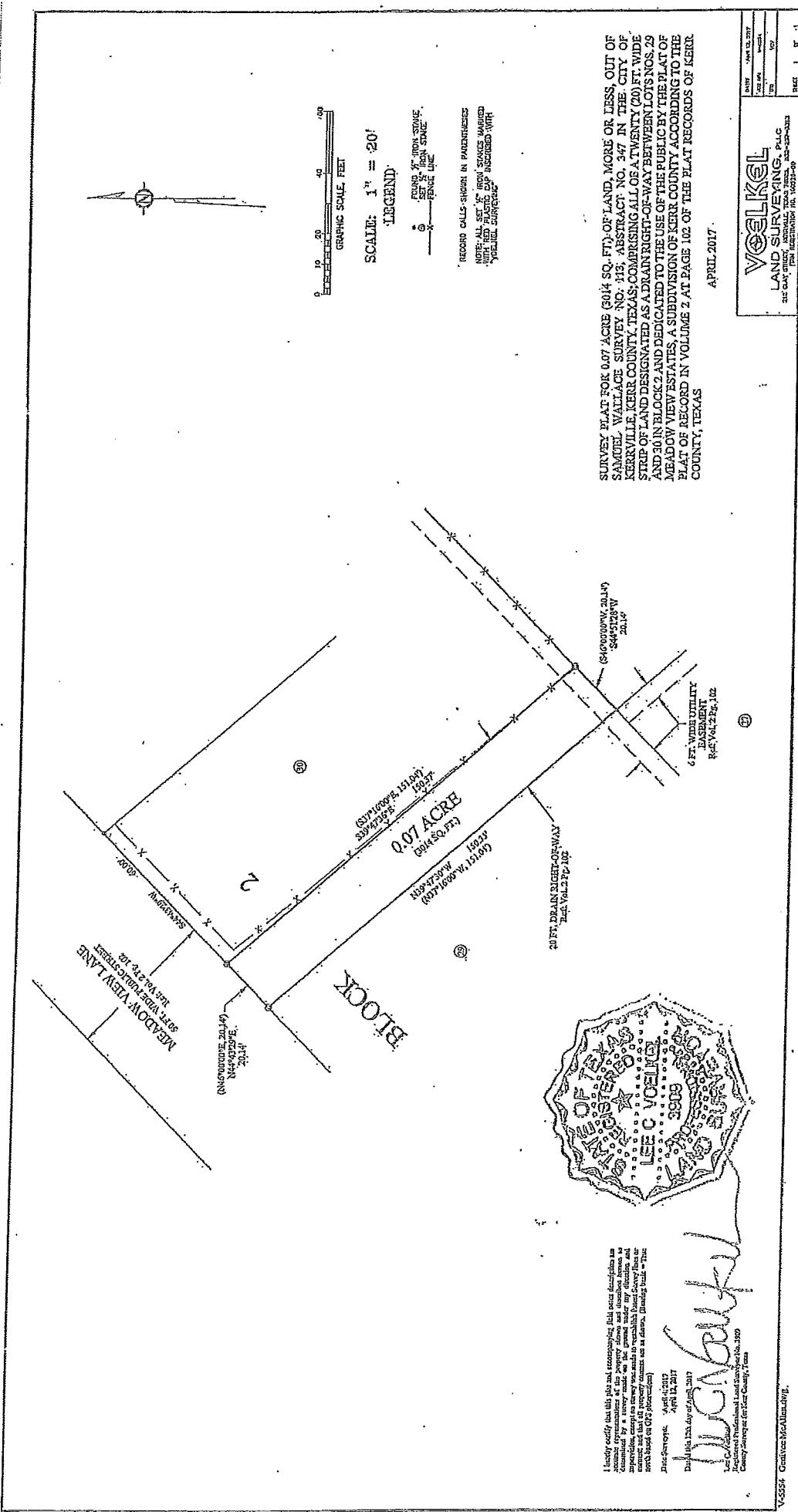


Exhibit B

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**ABANDONMENT AND TERMINATION OF DRAIN RIGHT-OF-WAY**

STATE OF TEXAS                   §  
   §  
COUNTY OF KERR                   §

**WHEREAS**, a twenty foot (20.0') wide drain right-of-way ("drainage way") was previously dedicated to public use per the plat of Meadow View Estates, a subdivision of Kerr County and recorded at Volume 2, Page 102 of the Plat Records of Kerr County, Texas; and

**WHEREAS**, the City does not use or need this drainage way and seeks to abandon and terminate it; and

**WHEREAS**, the City Council of the City of Kerrville, Texas, has determined that the drainage way no longer serves or will serve a public interest and should be abandoned and terminated;

**NOW THEREFORE**, City Council, by Resolution No. 21-2017 duly made and adopted at its regular meeting of June 27, 2017, has abandoned and terminated and does hereby evidence abandonment and termination of the drainage way, which is more specifically described in **Exhibit A**.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF KERRVILLE, TEXAS

\_\_\_\_\_  
Mark L. McDaniel, City Manager

THE STATE OF TEXAS                   §  
   §  
COUNTY OF KERR                   §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Mark L. McDaniel, City Manager, City of Kerrville, Texas, on behalf of said City.

\_\_\_\_\_  
Notary Public in and for the State of Texas



## Location Map

**Location:**  
**Meadowview Ln N**  
**Drainage Right Of Way**

Legend  
**Subject Properties** —



0 20 40 80

Scale In Feet

## **Agenda Item:**

4D. Resolution No. 22-2017 abandoning and terminating a portion of a twenty foot (20.0') wide sewer easement, said portion located on Lot 28, Block 1 of Elm Creek, a subdivision within the City of Kerrville, Kerr County, Texas, the property more generally known as 316 Crestwood Drive; and ordering recording. (staff)

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

**SUBJECT:** A RESOLUTION ABANDONING AND TERMINATING A PORTION OF A TWENTY FOOT (20.0') WIDE SEWER EASEMENT, SAID PORTION LOCATED ON LOT 28, BLOCK 1 OF ELM CREEK, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, THE PROPERTY MORE GENERALLY KNOWN AS 316 CRESTWOOD DRIVE; AND ORDERING RECORDING

FOR AGENDA OF: June 27, 2017

DATE SUBMITTED: June 17, 2017

**SUBMITTED BY:** Stuart Barron, *SB* **CLEARANCES:** EA Hoppe,  
Director of Public Works Deputy City Manager

**EXHIBITS:** Formal Owner Request, Original Easement, Resolution, field note description, abandonment and termination document

AGENDA MAILED TO: N/A

APPROVED FOR SUBMITTAL BY CITY MANAGER: *Ki*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$ 0	\$	\$	CIP

PAYMENT TO BE MADE TO: N/A

**REVIEWED BY THE FINANCE DEPARTMENT:**

**SUMMARY STATEMENT**

June 5, 2017, Wade Ivy requested that the City vacate an unused sewer easement located on his property at 316 Crestwood so he can construct a swimming pool. Water Reclamation staff have assured us that this easement is not used and will not be needed in the future.

**RECOMMENDED ACTION**

Approve the resolution to vacate the sewer easement at 316 Crestwood.

Wade Ivy  
316 Crestwood Dr.  
Kerrville, TX 78028

June 5, 2017

Scott Loveland  
City of Kerrville  
701 Main St.  
Kerrville, TX 78028

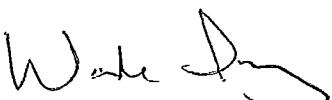
Mr. Loveland,

I formally request the City of Kerrville abandon the portion of the Sewer Easement dated February 24, 1969, recorded in Volume 5, page 657, Easement Records of Kerr County, Texas, that runs across my property specifically described as Lot 28, Block 1, Tract A, of Elm Creek, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 5, page 182, Plat Records of Kerr County, Texas.

Attached to this letter is a specific description of the metes and bounds and a survey plat of the portion of the easement that crosses my property prepared by Lee Voelkel, Registered Professional Land Surveyor. Additionally, you will find a copy of the Deed to my property and a copy of the legal description of the Sewer Easement.

Let me know if you need anything further from me, and thank you for your help with this matter.

Sincerely,



Wade Ivy

2242

SEWER EASEMENT

THE STATE OF TEXAS

COUNTY OF KERR

KNOW ALL MEN BY THESE PRESENTS:

That I, Betty B. Mosty, of Kerr County, Texas, for and in consideration of the sum of One Dollar (\$1.00) cash to me in hand paid by the City of Kerrville, receipt of which is hereby acknowledged, and for the further consideration of the advantages which will accrue to me, on account of construction, reconstruction and maintenance by the City of Kerrville of a Sanitary Sewer in and through my certain premises hereinafter described, DO HEREBY GIVE AND GRANT to the City of Kerrville, a municipal corporation of Kerr County, Texas, and the right to construct, reconstruct and perpetually maintain a Sanitary Sewer line, together with all necessary laterals and manholes in, upon and across the following described lands located in Kerr County, Texas, to-wit:

Being a strip of land twenty (20) feet in width described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 1, Block 1, of The Highlands, a subdivision in the City of Kerrville, Kerr County, Texas, a point in the northwest line of an 80 foot roadway known as the Methodist Encampment Road and being also a corner of that certain 80 $\frac{1}{2}$  acre tract of land out of the southeast one-half ( $\frac{1}{2}$ ) of P. R. Oliver Survey No. 122 Kerr County, Texas, described in a deed of record in Vol. 65, Page 527 of the Deed Records of Kerr County, Texas;

THENCE N. 13° 50' W. a distance of 212.2 feet with the west line of a certain 0.52 acre tract to the west corner of said 0.52 acre tract;

THENCE N. 76° 10' E. a distance of 212.2 feet with the north line of said 0.52 acre tract to the north corner of Lot 1, Block 1 of the Highlands to a point for corner;

THENCE N. 13° 35' W. 449.2 feet with the southwest line of The Highlands to a point for corner;

THENCE N. 28° 08' W. 187.7 feet with said line of The Highlands to a point for corner;

THENCE S. 45° 00' W. 974.0 feet with the southeast line of said Block 1 of The Highlands to the south corner of Lot 20, Block 1 of the Highlands, continuing S. 45° 00' W. 20.0 feet along the northwesterly line of said 80 $\frac{1}{2}$  acre tract for a total distance of 994.0 feet to a point for corner;

THENCE S. 45° 00' E. 20 feet to a point for corner;

THENCE N. 45° 00' E. parallel to and 20 feet from the southwest line of said 80 $\frac{1}{2}$  acre tract a distance of 966.9 feet to a point for corner;

THENCE S. 28° 00' E. parallel to and 20 feet from the southwest line of The Highlands, a distance of 160.6 feet to a point for corner;

THENCE S. 13° 35' E. parallel to and 20 feet from said southwest line of the Highlands, a distance of 421.0 feet to a point for corner;

THENCE S. 76° 10' W. parallel to and 20 feet from the north line of said 0.52 acre tract a distance of 212.2 feet to a point for corner;

THENCE S. 13° 50' E. a distance of 232.2 feet to a point in the northwest line of the aforementioned Methodist Encampment Road for corner;

THENCE N. 63° 05' E. with the said northwest line of Methodist

Encampment Road a distance of 34.7 feet to the PLACE OF BEGINNING.

TO HAVE AND TO HOLD the same perpetually to the City of Kerrville, and its successors, together with the right and privilege at any and all times to enter upon said premises, or any part thereof, for the purpose of constructing, reconstructing, and maintaining said sewer, and for making connections therewith; all upon the condition that the City of Kerrville will, at all times, after doing any work in connection with construction, reconstruction or repair of said sewer, or any lateral thereof, restore said premises to the condition in which same were found before such work was undertaken, and that in the use of said rights and privileges herein granted the City of Kerrville will not create a nuisance or do any act that would be detrimental to said premises.

WITNESS my hand this 24th day of February, 1969.

Betty B. Mosty  
Betty B. Mosty

THE STATE OF TEXAS  
COUNTY OF KERR

BEFORE ME, the undersigned authority, on this day personally appeared Betty B. Mosty, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 24th day of February, 1969.

FILED FOR RECORD

at 10:45 o'clock A.M.,

Notary Public in and for Kerr County  
Texas

SEP 12 1969

*Emmett M. Moulter*  
Kerr County Court, Kerr County, Texas

By Deputy

THE STATE OF TEXAS  
COUNTY OF KERR

I, EMMIE M. MUENKER, Clerk of

the County Court of said County, do hereby certify that  
the above instrument of writing, dated on the 24th  
day of February, 1969 with its Certificate of Authen-  
tication, was filed for record in my office, the 12th  
day of September, 1969 at 10:45 o'clock A.M. and duly re-  
corded the 16 day of September, 1969 at 10:20 o'clock A.M.  
in the Easement records of said County, in volume  
5 on page 657.

WITNESS my hand and the seal of the County Court of  
said County, at office in Kerrville, Texas, the day  
and year last above written.

EMMIE M. MUENKER,

Clerk, County Court, Kerr County, Texas

By Betty Fredrik Deputy

1  
1216  
Searc placement

Betty B. Monty  
to  
City of Houston

FILED FOR RECORD

10:45 o'clock a.m.

SEP 12 1969

*John G. Steele*  
Ottawa County, Kern County, Texas

By \_\_\_\_\_  
Deputy

RECORDED  
CLERK'S CERTIFICATE INDEXED

**CITY OF KERRVILLE, TEXAS**  
**RESOLUTION NO. 22-2017**

**A RESOLUTION ABANDONING AND TERMINATING A PORTION OF A TWENTY FOOT (20.0') WIDE SEWER EASEMENT, SAID PORTION LOCATED ON LOT 28, BLOCK 1 OF ELM CREEK, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, THE PROPERTY MORE GENERALLY KNOWN AS 316 CRESTWOOD DRIVE; AND ORDERING RECORDING**

**WHEREAS**, a twenty foot (20.0') wide sewer easement ("Easement") was previously granted to the City of Kerrville, Texas, per the instrument recorded at Volume 5, Page 657 of the Easement Records of Kerr County, Texas; and

**WHEREAS**, the current owner of the property located at 316 Crestwood Drive has asked the City to abandon and terminate its rights in that portion of the Easement that is located upon and affects this property; and

**WHEREAS**, the City does not use or need this portion of the Easement for its purposes; and

**WHEREAS**, the City Council of the City of Kerrville, Texas finds it to be in the public interest to abandon and terminate the portion of the Easement specified below;

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

**SECTION ONE.** City Council finds that the portion of a sewer easement located on and affecting Lot 28, Block 1, Elm Creek, a subdivision within the City of Kerrville, Kerr County, Texas, said property more generally known as 316 Crestwood Drive, and as granted to the City of Kerrville, Texas, per the instrument recorded at Volume 5, Page 657 of the Easement Records of Kerr County, Texas, a description of which is attached as **Exhibit A**, no longer serves or will serve a public interest and should be abandoned and terminated.

**SECTION TWO.** Based upon the findings made in Section One, above, and in accordance with the City's policy regarding the disposition of real estate and Section 272.001(b) of the Texas Local Government Code, City Council authorizes the City Manager to execute and record the *Partial Abandonment and Termination of a Sewer Easement*, as attached at **Exhibit B**, in the Easement Records of Kerr County, Texas.

**SECTION THREE.** Should it be necessary, the City Manager is also authorized to execute any other documents necessary to complete the abandonment and termination of the City's interests contemplated herein and to take other required actions.

**SECTION FOUR.** It is expressly agreed and understood that this is a partial abandonment and termination and that this authorized action in no way releases, affects, or impairs the Easement against any other property.

PASSED AND APPROVED ON this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2017.

---

Bonnie White, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

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Brenda G. Craig, City Secretary

Exhibit A

FIELD NOTES DESCRIPTION FOR PART OF A TWENTY  
(20) FT. WIDE SEWER EASEMENT UPON, OVER AND  
ACROSS LOT 28 IN BLOCK 1 OF ELM CREEK IN THE  
CITY OF KERRVILLE, KERR COUNTY, TEXAS

Being all of a certain twenty (20) ft. wide strip, tract or parcel of land containing 0.03 acre, more or less, out of P.R. Oliver Survey No. 122, Abstract No. 265 in the City of Kerrville, Kerr County, Texas; part of Lot 28 in Block 1 of Elm Creek, a subdivision of Kerr County according to the plat of record in Volume 5 at Page 182 of the Plat Records of Kerr County, Texas; and part of that land conveyed from Wayne A. Parker to Wade Ivy and Jan Ivy by a Warranty Deed with Vendor's Lien executed the 20<sup>th</sup> day of January, 1994 and recorded in Volume 729 at Page 849 of the Real Property Records of Kerr County, Texas; and part of a certain twenty (20) ft. wide strip of land conveyed as a Sewer Easement from Betty B. Mosty to the City of Kerrville, executed the 24<sup>th</sup> day of February, 1969 and recorded in Volume 5 at Page 657 of the Easement Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northwest line of said twenty ft. wide sewer easement for the north corner of the herein described tract and the northwest common corner of Lots 28 and 29, Block 1, Elm Creek;

THENCE, upon, over and across said 20 ft. wide sewer easement with the common line between said Lots 28 and 29, S46°26'56"E, 20.00 ft. to a point in the southeast line of 20 ft. wide sewer easement for the east corner of the herein described tract;

THENCE, upon, over and across said Lot 28 with the southeast line of said 20 ft. wide sewer easement S43°33'04"W, 60.00 ft. to a point in the common line between Lots 28 and 27, Block 1, Elm Creek for the south corner of the herein described tract;

THENCE, upon, over and across said 20 ft. wide sewer easement with the common line between said Lots 28 and 27, N46°26'56"W, 20.00 ft. to a point in the northwest line of 20 ft. wide sewer easement for the west corner of the herein described tract and northwest common corner of Lots 28 and 27;

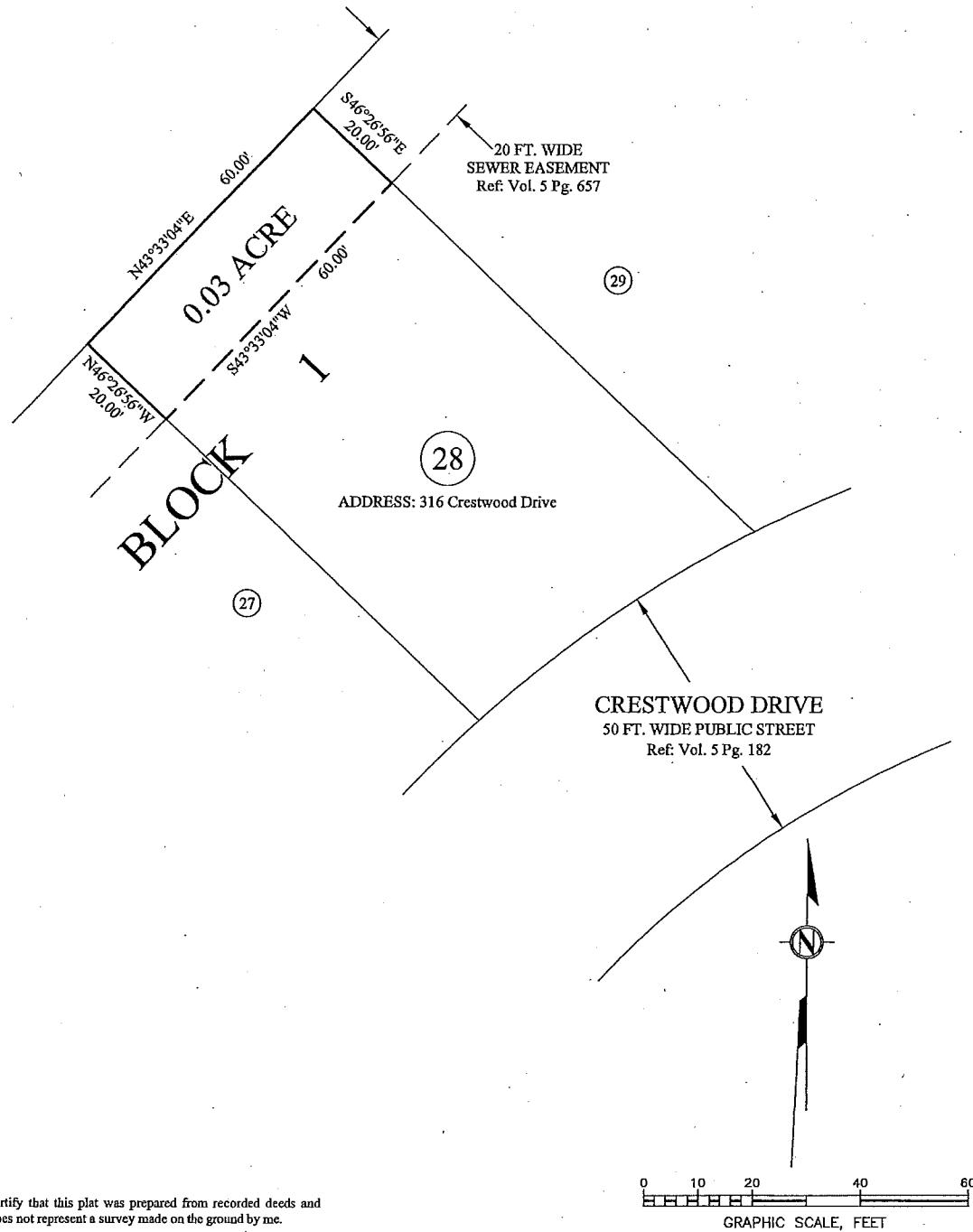
THENCE, with the northwest line of said Lot 28 and 20 ft. wide sewer easement N43°33'04"E, 60.00 ft. to the PLACE OF BEGINNING.

I hereby certify that this description was prepared from recorded deeds and plats and does not represent a survey made on the ground by me.

Dated this 26<sup>th</sup> day of May, 2017

Lee C. Voelkel  
Registered Professional Land Surveyor No. 3909  
County Surveyor for Kerr County, Texas

SURVEY PLAT FOR 0.03 ACRE OF LAND, MORE OR LESS, OUT OF P.R. OLIVER SURVEY NO. 122, ABSTRACT NO. 265 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; PART OF LOT 28 IN BLOCK 1 OF ELM CREEK, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME 5 AT PAGE 182 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS; AND PART OF THAT LAND CONVEYED FROM WAYNE A. PARKER TO WADE IVY AND JAN IVY BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 20<sup>TH</sup> DAY OF JANUARY, 1994 AND RECORDED IN VOLUME 729 AT PAGE 849 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS; AND PART OF A CERTAIN TWENTY (20) FT. WIDE STRIP OF LAND CONVEYED AS A SEWER EASEMENT FROM BETTY B. MOSTY TO THE CITY OF KERRVILLE, EXECUTED THE 24<sup>TH</sup> DAY OF FEBRUARY, 1969 AND RECORDED IN VOLUME 5 AT PAGE 657 OF THE EASEMENT RECORDS OF KERR COUNTY, TEXAS



I hereby certify that this plat was prepared from recorded deeds and plats and does not represent a survey made on the ground by me.

Dated this 26th day of May, 2017

Lee C. Voelkel  
Registered Professional Land Surveyor No. 3909  
County Surveyor for Kerr County, Texas

V-5580 Wade Ivy.dwg

SCALE: 1" = 20'

VOELKEL  
LAND SURVEYING, PLLC  
212 CLAY STREET, KERRVILLE, TEXAS 78028 830-257-3313  
FIRM REGISTRATION NO. 100528-00

DATE:	May 30, 2017
JOB NO:	V-5580
BY:	LCV
SHEET	1 OF 1

Exhibit B

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**PARTIAL ABANDONMENT AND TERMINATION OF A SEWER EASEMENT**

**STATE OF TEXAS**                    §  
    §  
**COUNTY OF KERR**                    §

**WHEREAS**, a twenty foot (20.0') wide sewer easement ("Easement") was previously granted to the City of Kerrville, Texas, per the instrument recorded at Volume 5, Page 657 of the Easement Records of Kerr County, Texas; and

**WHEREAS**, the City does not use or need a portion of this Easement and seeks to abandon and terminate it; and

**WHEREAS**, the City Council of the City of Kerrville, Texas, has determined that a portion of the Easement no longer serves or will serve a public interest and should be abandoned and terminated;

**NOW THEREFORE**, City Council, by Resolution No. 22-2017 duly made and adopted at its regular meeting of June 27, 2017, has abandoned and terminated and does hereby evidence abandonment and termination of a portion of the Easement, which is more specifically described in **Exhibit A**.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF KERRVILLE, TEXAS

\_\_\_\_\_  
Mark L. McDaniel, City Manager

**THE STATE OF TEXAS**                    §  
    §  
**COUNTY OF KERR**                    §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Mark L. McDaniel, City Manager, City of Kerrville, Texas, on behalf of said City.

\_\_\_\_\_  
Notary Public in and for the State of Texas

## **Agenda Item:**

5A. Resolution No. 23- 2017 granting a conditional use permit for an approximate 2.31 acre tract of land within the City of Kerrville, Kerr County, Texas, with a street address of 2021 Arcadia Loop, and located within a Residential Cluster (RC) zoning district; by permitting said property to be used for a bed and breakfast; and making said permit subject to certain conditions and restrictions. (staff)

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

---

**SUBJECT:** Public hearing and consideration of a resolution concerning a requested conditional use permit (cup) for "bed and breakfast for an approximate 2.31 acre tract, more or less, out of the Francisco Martinez Survey No. 124, Abstract No. 247. Located at 2021 Arcadia Loop. (File No. 2017-024)

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 9, 2017

**SUBMITTED BY:** Gordon Browning  
Interim, City Planner

**CLEARANCES:** Mark McDaniel  
City Manager

**EXHIBITS:** Staff Report and Resolution

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *MJ*

---

<b>Expenditure Required:</b>	<b>Current Balance in Account:</b>	<b>Amount Budgeted:</b>	<b>Account Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE FINANCE DEPARTMENT:**

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**SUMMARY STATEMENT**

This item concerns a public hearing and consideration of a resolution concerning a request for a conditional use permit (cup) for a bed and breakfast.

A public hearing was conducted by the Planning and Zoning Commission at their regular meeting on June 1, 2017. The Planning and Zoning Commission recommended approval of the request as submitted (5-0).

**RECOMMENDED ACTION**

Staff recommends that the Council conduct the public hearing, consider the resolution and take the appropriate action.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4F

Planning File #: 2017-024

Hearing Date: June 1, 2017

Representative: Howell & Deborah Ridout

Location: 2021 Arcadia Loop

Legal Description: A 2.31 acre tract of land, more or less, out of the Francisco Martinez Survey No. 124, Abstract No. 247 on the City of Kerrville, Kerr County, Texas.

Total Acreage: 2.31

## Proposal

A request for a conditional use permit, in the RC District, for "bed and breakfast" for an approximate 2.31 acre tract, located at 2021 Arcadia Loop.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

**Owners of Property within 200 feet: 9**

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Direction:** East and West

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

## **Transportation**

**Thoroughfare:** Arcadia Loop

**Existing Character:** One lane in each direction

**Proposed Changes:** None Known

## **Staff Analysis and Recommendation: Approval**

### **1. Consistency:**

The property's land use designation is Single Family Residential. The existing base zoning district, Residential Cluster District, is not being amended at this time.

### **2. Adverse Impacts on Neighboring Lands:**

The proposed CUP will be conducted within an existing structure on the site and later in three (3) future additions shown on the site plan. The requested conditional use permit (CUP) will have little to no impact on the surrounding properties due to the size of the lot and the existing and proposed setbacks of the structures. The site is developed with the focus of the use and activity directed (south) towards the river.

### **3. Suitability as Presently Zoned:**

The subject property is currently zoned RC, Residential Cluster District, which requires the approval of a CUP to allow a bed and breakfast. The proposed CUP is suitable for the subject property. This area of Arcadia Loop is primarily large lot residential, backing up to the river, with the homes setback from the road, Arcadia Loop, will be an ideal area for bed and breakfasts in the City. The surrounding area should be impacted minimally if at all by the proposed uses.

Any future growth or alterations to the site beyond what is shown on the submitted site plan, will require the applicant to amend the CUP through a public hearing process before the Planning and Zoning Commission and City Council.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

### **5. Size of Tract:**

The subject property is approximately 2.31 acres in size, which should be able to reasonably accommodate the proposed "bed and breakfast".

### **6. Other Factors:**

Request meets all requirements of Chapter I, "The City of Kerrville Zoning Code", Article 11-I-13 Conditional Use Permits.

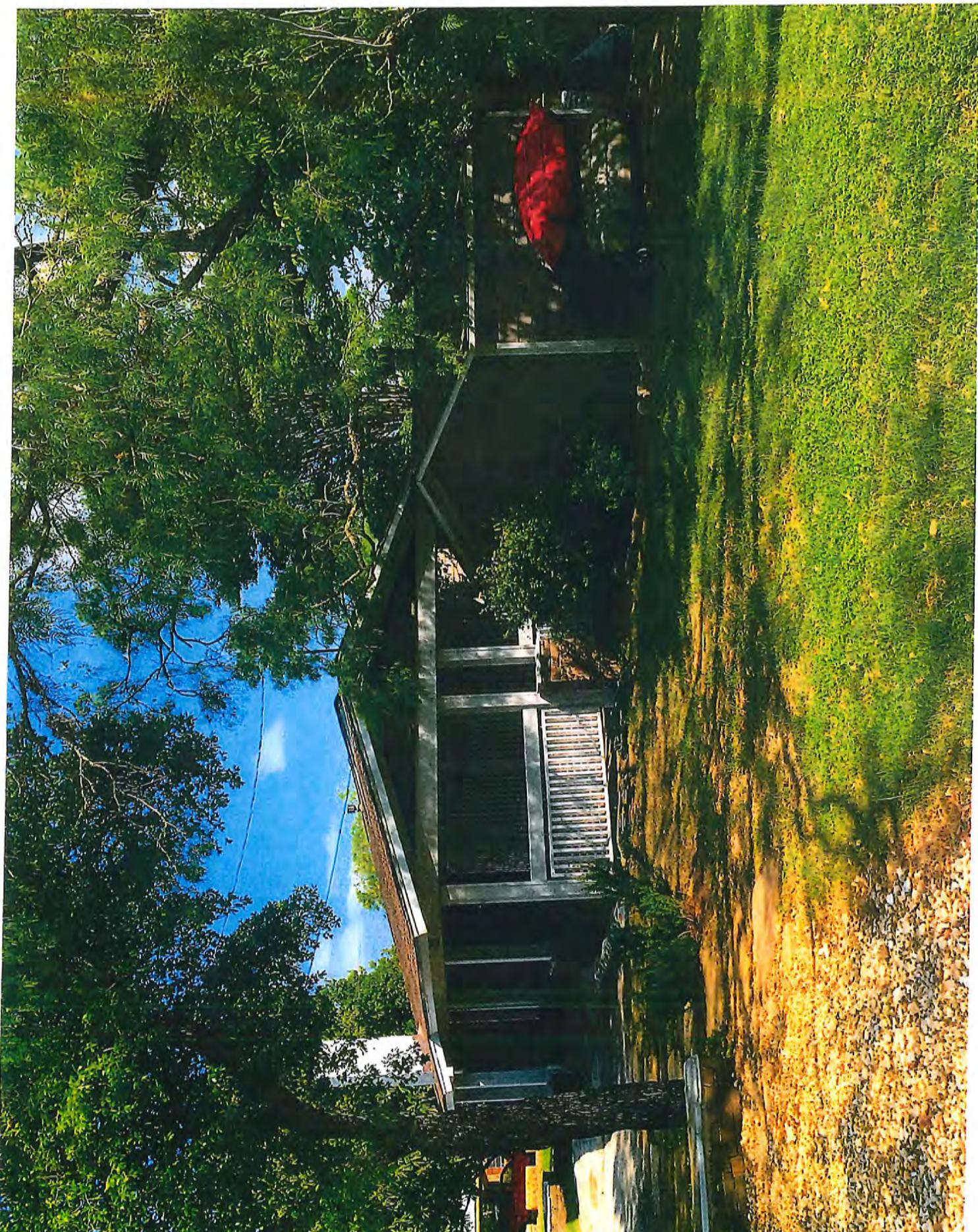
As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance approving this use.





2021 ARCADIA LOOP - RIO DE SUEÑOS (RIVERVALE & THE PAVILION)











**CITY OF KERRVILLE, TEXAS**  
**RESOLUTION NO. 23-2017**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 2.31 ACRE TRACT OF LAND WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, WITH A STREET ADDRESS OF 2021 ARCADIA LOOP, AND LOCATED WITHIN A RESIDENTIAL CLUSTER (RC) ZONING DISTRICT; BY PERMITTING SAID PROPERTY TO BE USED FOR A BED AND BREAKFAST; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS**

**WHEREAS**, the Kerrville Planning and Zoning Commission and the Kerrville City Council, in compliance with the City Charter and the State law, with reference to the granting of conditional use permits under Title 11, Chapter I of the City's Code of Ordinances and the official zoning map adopted thereby, have given the requisite notices by mail, publication, and otherwise; and after holding 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, the Kerrville 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 as provided on the property described in Section One;

**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 used for the purpose of a Bed and Breakfast, as is currently defined in Article 11-I-3 of the Zoning Code for the City of Kerrville, Texas, and subject to the provisions of this Resolution and other applicable City ordinances and regulations:

**An approximate 2.31 acre tract located within the City of Kerrville, Kerr County, Texas, out of the Francisco Martinez Survey No. 124, Abstract No. 247, and being more particularly described in Exhibit A.**

hereafter referred to as "the Property."

**SECTION TWO.** In addition to the use and development regulations currently applicable to the Property, the Property may be used and developed for a bed and breakfast, and is subject to the following additional regulations:

- A. **Site Plan and Elevation Plan:** The development and use of the Property must conform in all respects with the Site Plan, which is found at **Exhibit B**.
- B. **Signs:** The design, installation, location, operation, and maintenance of signs must comply with the City's ordinances regulating signs existing at the time of installation.

- C. **Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superceded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superceded, the provisions of this Resolution shall prevail.
- D. **Parking:** All off-street parking must be as shown on **Exhibit B**.
- E. **Building Location, Site, and Orientation:** The location of each building shall be as indicated on **Exhibit B**. Any changes shall require modification of this Resolution by the City's Planning and Zoning Commission and City Council.

**SECTION THREE.** This Resolution and the Conditional Use Permit granted herein shall be subject to termination in accordance with Article 11-I-13 of the Code of Ordinances of the City of Kerrville, Texas.

**PASSED AND APPROVED ON this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017.**

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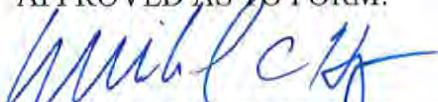
Bonnie White, Mayor

ATTEST:

---

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



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Michael C. Hayes, City Attorney

Index	date	description
AS1.0	2021/03/21	Master Site Plan - Arcadia Loop
AS1.1	2021/03/21	SITE PLAN - 2021/03/21 Arcadia Loop
AS1.2	2021/03/21	SITE PLAN - 2021/03/21 Arcadia Loop
A1.0		Existing Condition/ Demolition Plan
A1.1		Existing Condition/ Demolition Elevation
A2.0		Floor Plan
A3.0		Exterior Elevations
A4.0		Building/Material Schedules
A5.0		Interior Elevations
A5.1		Interior Elevations
A6.0		RCF/Lighting Schedules
A7.0		Furniture/Power Schematic
A8.0		HVAC Ductwork Schematic
A9.0		Roof Plan
		Structural Drawings
		S1.1 Foundation Plan
		S2.1 Framing Plan
		S3.1 Details
		S4.1 General Structural Notes

**INDEX OF DRAWINGS**

River Ydo I - Phase 1A Master Suite Addition

Architectural

MASTER SITE PLAN - 2021/03/21

SITE PLAN - 2021/03/21 Arcadia Loop

SITE PLAN - 2021/03/21 Arcadia Loop

Existing Condition/ Demolition Plan

Existing Condition/ Demolition Elevation

Floor Plan

Exterior Elevations

Building/Material Schedules

Interior Elevations

Interior Elevations

RCF/Lighting Schedules

Furniture/Power Schematic

HVAC Ductwork Schematic

Roof Plan

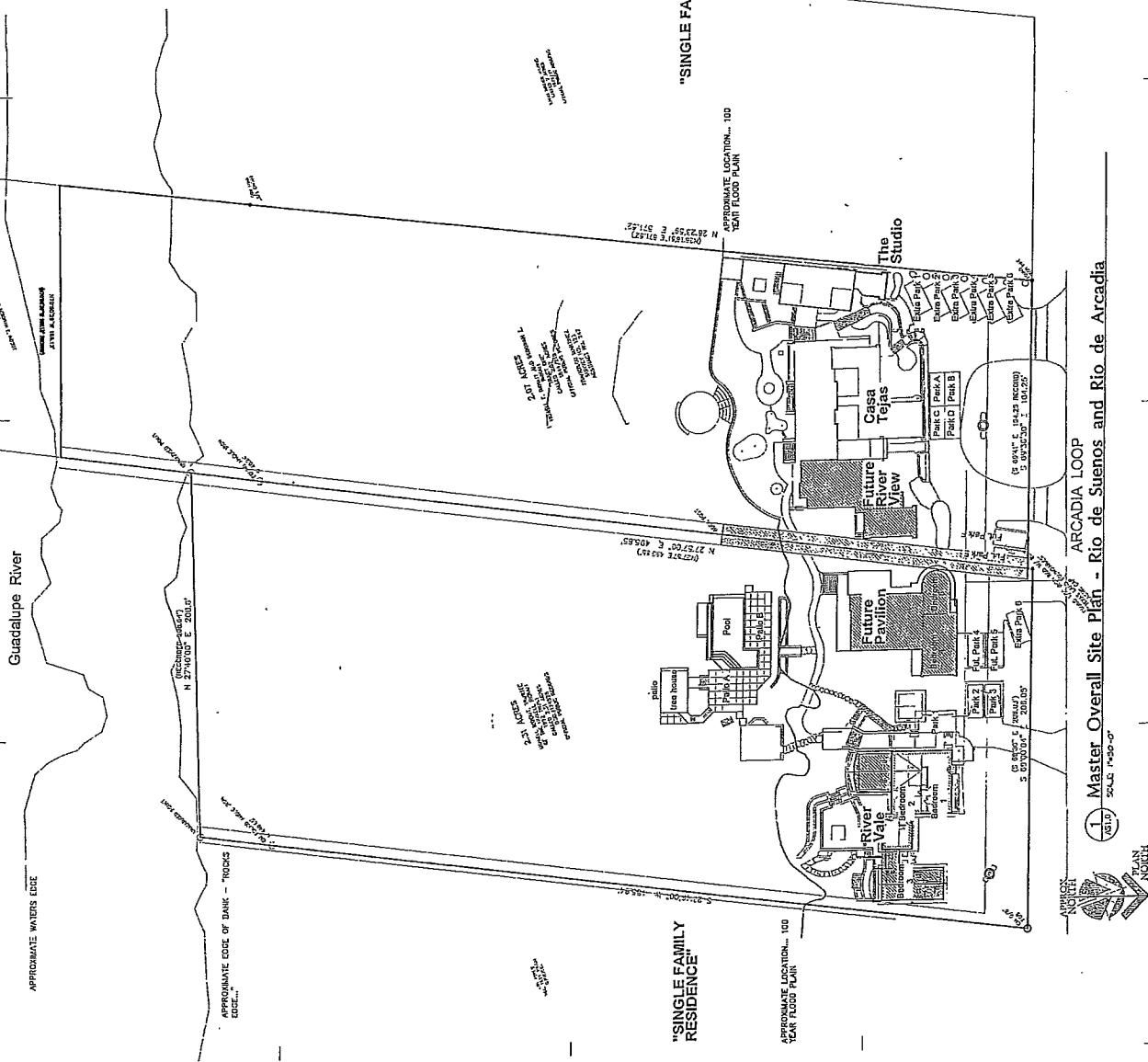
Structural Drawings

S1.1 Foundation Plan

S2.1 Framing Plan

S3.1 Details

S4.1 General Structural Notes



**RIO** group  
Howell Ridout, AIA  
Architect  
jmw/2017  
Coordination by  
Jim Wells design  
713-939-0000 ext. 100  
1000 Westheimer, Suite 1000  
Houston, Texas 77042  
www.howellridout.com

ISSUED FOR BIDDING AND CONSTRUCTION  
Rio de Sueños FOR Arcadia  
2021/03/21 Arcadia Loop  
Kingsville, Texas 78363

Master Site Plan

Master Site Plan

1/100 scale 100'-00"

PLAN NO. 1

1/100 scale 100'-00"

PLAN NO. 1

**EXHIBIT "A"**

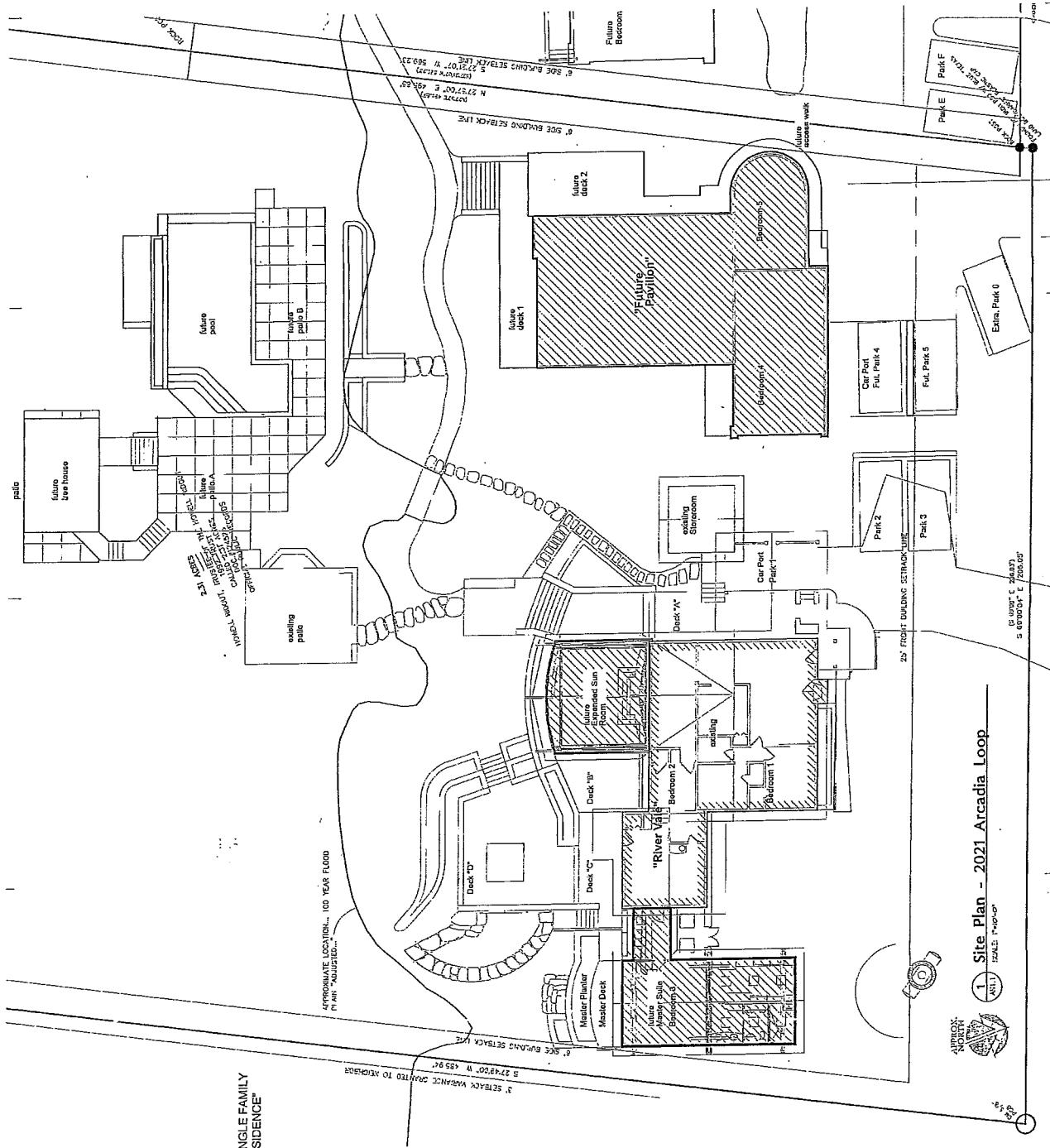


EXHIBIT "B"

## **Agenda Item:**

5B. Resolution No. 24- 2017 granting a conditional use permit for an approximate 2.07 acre tract of land within the City of Kerrville, Kerr County, Texas, with a street address of 2031 Arcadia Loop, and located within a Residential Cluster (RC) zoning district; by permitting said property to be used for a bed and breakfast; and making said permit subject to certain conditions and restrictions. (staff)

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

---

**SUBJECT:** Public hearing and consideration of a resolution concerning a requested conditional use permit (cup) for "bed and breakfast" for an approximate 2.07 acre tract, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247. Located at 2031 Arcadia Loop. (File No. 2017-023).

**FOR AGENDA OF:** June 27, 2017      **DATE SUBMITTED:** June 2, 2017

**SUBMITTED BY:** Gordon Browning  
Interim, City Planner

**CLEARANCES:** Mark McDaniel  
City Manager

**EXHIBITS:** Staff Report, Resolution

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *MM*

---

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE FINANCE DEPARTMENT:**

---

**SUMMARY STATEMENT**

This item concerns a public hearing and consideration of a resolution concerning a request for a conditional use permit (cup) for a bed and breakfast.

A public hearing was conducted by the Planning and Zoning Commission at their regular meeting on June 1, 2017. The Planning and Zoning Commission recommended approval of the request as submitted (5-0).

**RECOMMENDED ACTION**

Staff recommends that the Council conduct the public hearing, consider the resolution and take the appropriate action on the request.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission

Agenda Item: 4E

Planning File #: 2017-023

Hearing Date: June 1, 2017

Representative: Howell and Deborah Ridout

Location: 2031 Arcadia Loop

Legal Description: A 2.07 acre tract of land, more or less, out of the Francisco Martinez Survey No. 123, Abstract No. 247 in the City of Kerrville, Kerr County, Texas, as recorded in Volume 1382, Page 637 of the Real Property Records of Kerr, County, Texas.

Total Acreage: 2.07

## Proposal

A request for a conditional use permit, in the RC District, for "bed and breakfast" for an approximate 2.07 acre tract, located at 2031 Arcadia Loop.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on May 26, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

Owners of Property within 200 feet: 9

## Adjacent Zoning and Land Uses

**Direction:** North

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Direction:** East and West

**Current Base Zoning:** RC, Residential Cluster

**Current Land Uses:** Residential

**Transportation**

**Thoroughfare:** Arcadia Loop

**Existing Character:** One lane in each direction

**Proposed Changes:** None Known

**Staff Analysis and Recommendation: Approval**

**1. Consistency:**

The property's land use designation is Single Family Residential. The existing base zoning district, Residential Cluster District, is not being amended at this time.

**2. Adverse Impacts on Neighboring Lands:**

The proposed CUP will be conducted within two existing structures on the site and later in two future additions shown on the site plan. The requested conditional use permit will have little to no impact on the surrounding properties due to the size of the lot and the existing and proposed setbacks of the structures. The site being developed with the focus of the use and activity directed (south) towards the river.

**3. Suitability as Presently Zoned:**

The subject property is currently zoned RC, Residential Cluster District, which requires the approval of a CUP to allow a bed and breakfast. The proposed CUP is suitable for the subject property. This area of Arcadia Loop is primarily large lot residential, backing up to the river and with the homes setback from the road, Arcadia Loop, will be an ideal area for bed and breakfasts in the City. The surrounding area should be impacted minimally, if at all, by the proposed use.

Any future growth or alterations to the site beyond what is shown on the submitted site plan, will require the applicant to amend the CUP through a public hearing process before Planning and Zoning Commission and City Council.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Size of Tract:**

The subject property is approximately 2.07 acres in size, which should be able to reasonably accommodate the proposed "bed and breakfast".

**6. Other Factors:**

Request meets all requirements of Chapter I, "The City of Kerrville Zoning Code", Article 11-I-13 Conditional Use Permits.

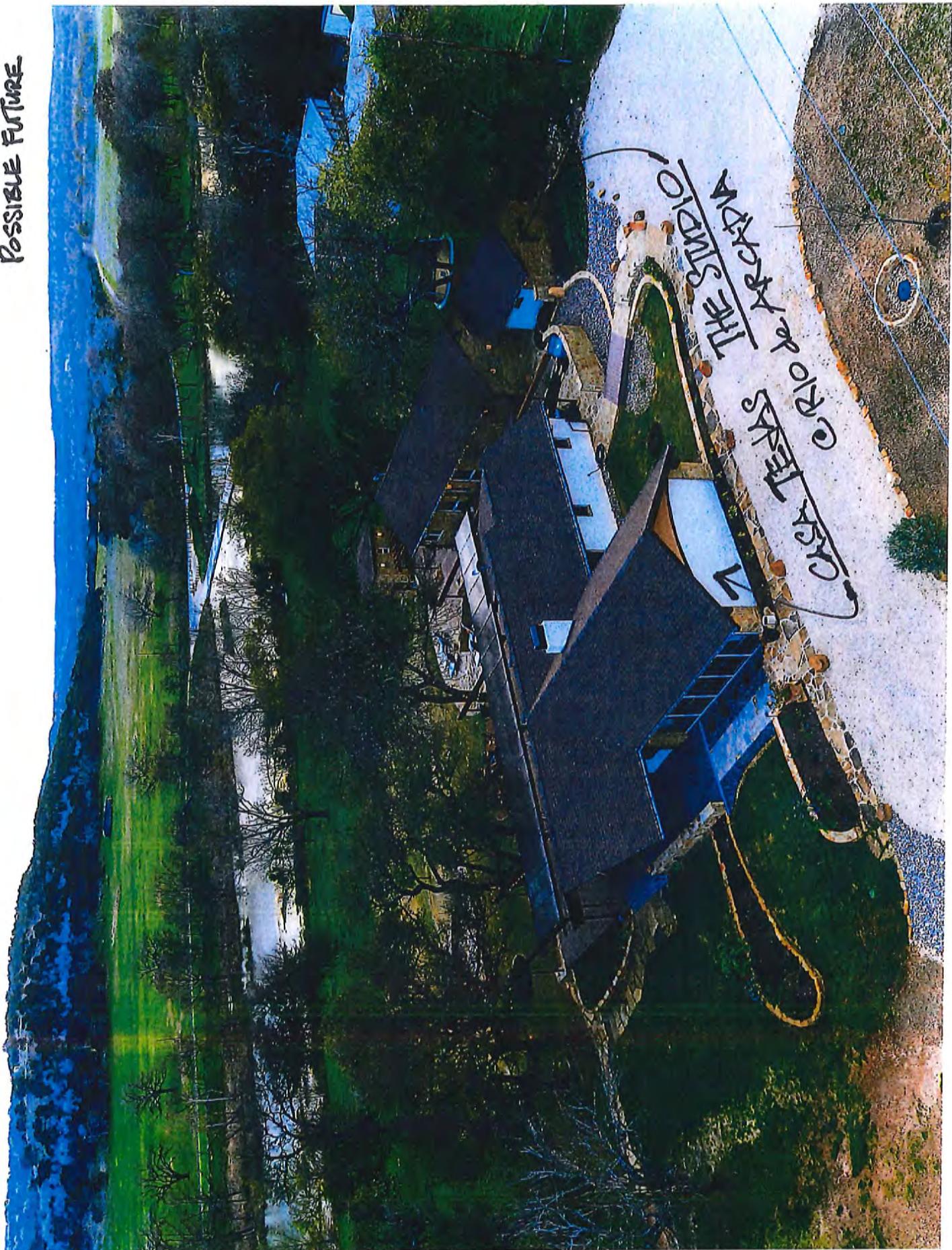
As part of the Conditional Use Permit process, a site plan has been submitted and will be included with the ordinance approving this use.





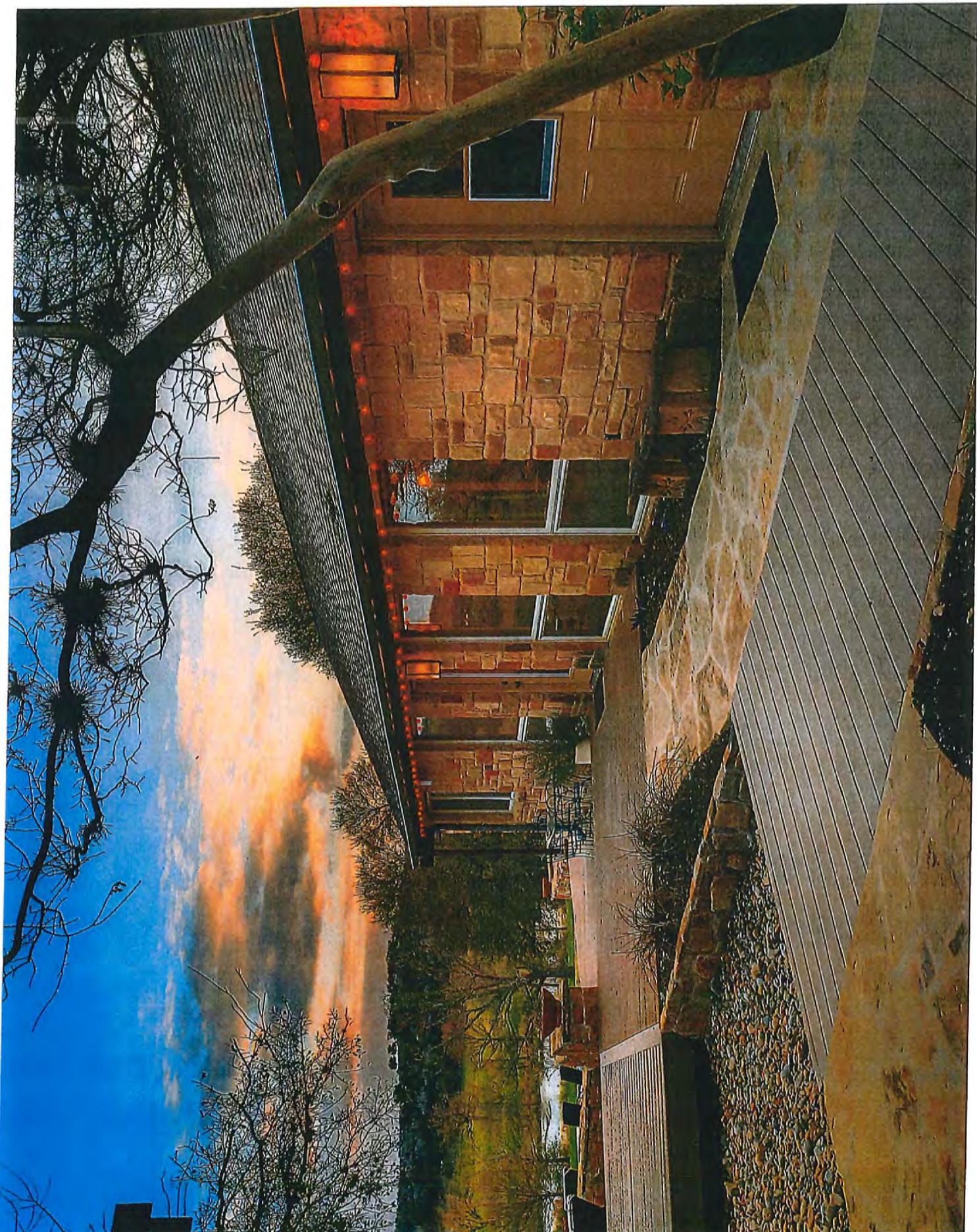
2031 RIO DE ARCADEA (CASTELETS & THE STUDIO & RIVERVIEW)

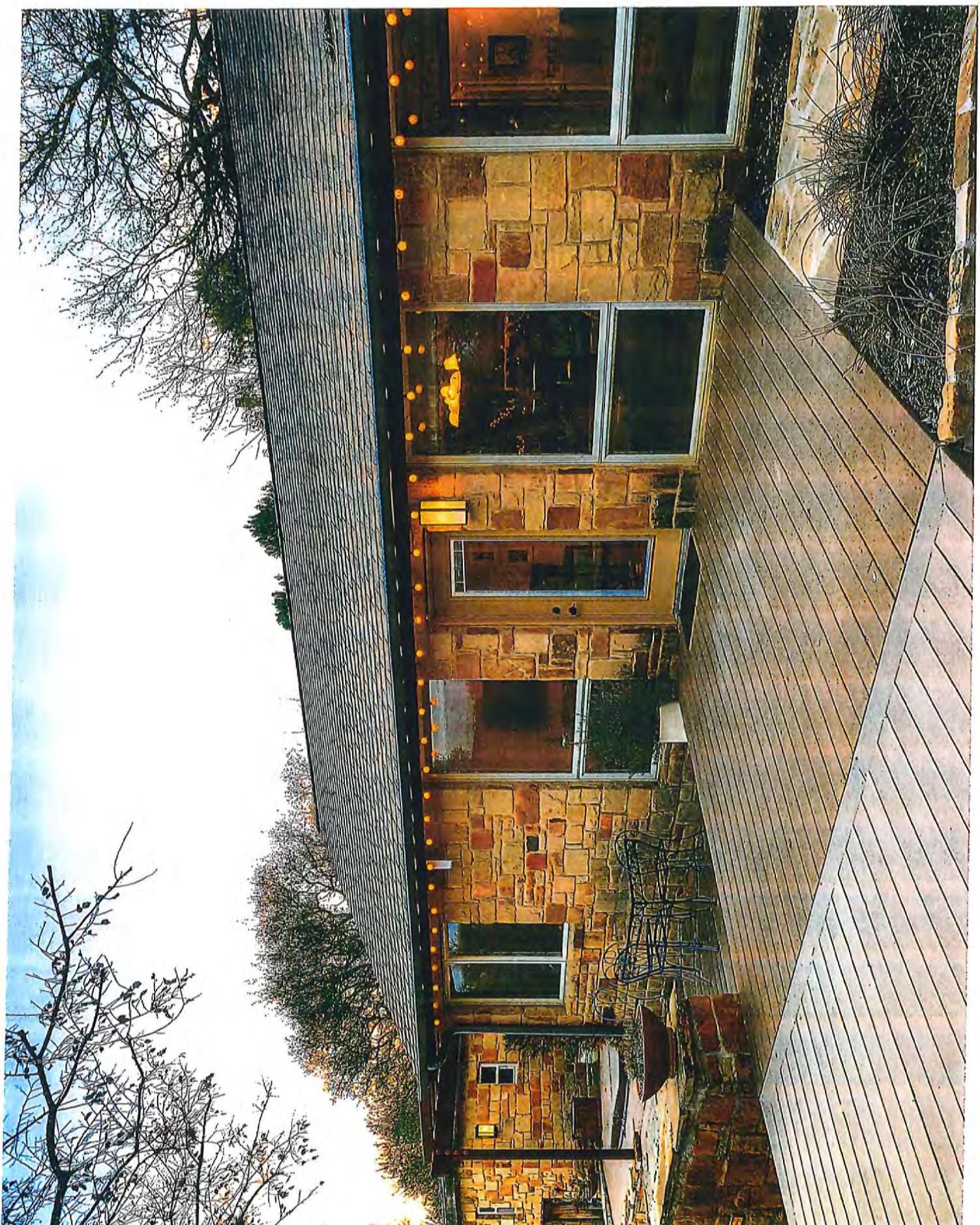
Possible Future











**CITY OF KERRVILLE, TEXAS**  
**RESOLUTION NO. 24-2017**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 2.07 ACRE TRACT OF LAND WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, WITH A STREET ADDRESS OF 2031 ARCADIA LOOP, AND LOCATED WITHIN A RESIDENTIAL CLUSTER (RC) ZONING DISTRICT; BY PERMITTING SAID PROPERTY TO BE USED FOR A BED AND BREAKFAST; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS**

**WHEREAS**, the Kerrville Planning and Zoning Commission and the Kerrville City Council, in compliance with the City Charter and the State law, with reference to the granting of conditional use permits under Title 11, Chapter I of the City's Code of Ordinances and the official zoning map adopted thereby, have given the requisite notices by mail, publication, and otherwise; and after holding 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, the Kerrville 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 as provided on the property described in Section One;

**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 used for the purpose of a Bed and Breakfast, as is currently defined in Article 11-I-3 of the Zoning Code for the City of Kerrville, Texas, and subject to the provisions of this Resolution and other applicable City ordinances and regulations:

**An approximate 2.07 acre tract located within the City of Kerrville, Kerr County, Texas, out of the Francisco Martinez Survey No. 123, Abstract No. 247, and being more particularly described in Exhibit A.**

hereafter referred to as "the Property."

**SECTION TWO.** In addition to the use and development regulations currently applicable to the Property, the Property may be used and developed for a bed and breakfast, and is subject to the following additional regulations:

- A. **Site Plan and Elevation Plan:** The development and use of the Property must conform in all respects with the Site Plan, which is found at **Exhibit B**.
- B. **Signs:** The design, installation, location, operation, and maintenance of signs must comply with the City's ordinances regulating signs existing at the time of installation.

- C. **Other Zoning Regulations:** The regulations set forth in this Resolution are in addition to those set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superceded. In the event of any irreconcilable conflict between this Resolution and the regulations set forth in Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, as amended or superceded, the provisions of this Resolution shall prevail.
- D. **Parking:** All off-street parking must be as shown on **Exhibit B**.
- E. **Building Location, Site, and Orientation:** The location of each building shall be as indicated on **Exhibit B**. Any changes shall require modification of this Resolution by the City's Planning and Zoning Commission and City Council.

**SECTION THREE.** This Resolution and the Conditional Use Permit granted herein shall be subject to termination in accordance with Article 11-I-13 of the Code of Ordinances of the City of Kerrville, Texas.

**PASSED AND APPROVED ON** this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017.

---

Bonnie White, Mayor

ATTEST:

---

Brenda G. Craig, City Secretary

APPROVED AS TO FORM:



---

Michael C. Hayes, City Attorney





## **Agenda Item:**

5C. Resolution No. 25- 2017 granting a conditional use permit for an approximate 1.69 acre tract of land located on Lot 1A and part of Lot 2, Block 1 of the Adams Subdivision, a subdivision within the City of Kerrville, Texas, and otherwise known as 1750 Junction Highway; said tract is located within the 4-W zoning district; by permitting said property to be used for "vehicle sales—used"; and making said permit subject to certain conditions and restrictions contained herein. (staff)

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

---

**SUBJECT:** Public hearing and consideration of a resolution concerning a requested conditional use permit (cup) for "vehicle sales/service used" for an approximate 1.69 acre tract, being Lot 1A and part of Lot 2, Block One, Adams Subdivision. Located at 1750 Junction Hwy. (File No. 2017-032)

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 9, 2017

**SUBMITTED BY:** Gordon Browning  
Interim, City Planner

**CLEARANCES:** Mark McDaniel  
City Manager

**EXHIBITS:** Staff Report and Resolution

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *MP*

---

<b>Expenditure</b>	<b>Current Balance</b>	<b>Amount</b>	<b>Account</b>
<b>Required:</b>	<b>in Account:</b>	<b>Budgeted:</b>	<b>Number:</b>
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE FINANCE DEPARTMENT:**

---

**SUMMARY STATEMENT**

This item concerns a public hearing and consideration of a resolution concerning a request for a conditional use permit (cup) for vehicles sales/service used.

A public hearing was conducted by the Planning and Zoning Commission at their regular meeting on June 1, 2017. The Planning and Zoning Commission made the following recommendation; approval of a conditional use permit for vehicle sales used , only in the area depicted in Exhibit A, attached.

**RECOMMENDED ACTION**

Staff recommends that the Council conduct the public hearing, consider the resolution and take the appropriate action on the request.



# City of Kerrville Planning Department Report

To: Planning & Zoning Commission  
Agenda Item: 3E  
Hearing Date: June 15, 2017  
Representative: Kirk Storey  
Location: 1750 Junction Hwy  
Legal Description: Lot 1A and a part of Lot 2, Block One, Adams Subdivision  
Total Acreage: 1.69

## Proposal

A request for a conditional use permit for "vehicle sales/services used" for an approximate 1.69 acre tract located at 1750 Junction Hwy.

## Procedural Requirements

The application was published in The Hill Country Community Journal, an official newspaper of general circulation on May 17, 2017. Notices were sent to property owners within two hundred (200) feet of the subject property on May 22, 2017. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 9, 2017 in accordance with Section 551.043(a) of the Texas Government Code.

The Commission held the public hearing for this request at their June 1<sup>st</sup> regular meeting. Issues addressed by neighboring property owners concerned the natural tree line separating this property and the residential property at the rear and increased traffic noise from Junction highway (SH 27). No one spoke in opposition to the request.

## Recommended Action

Staff recommends that the Commission hold the required public hearing to receive public comments and make a recommendation to the City Council.

## Notices Mailed

Owners of Property within 200 feet: 20

## Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: R-1

Current Land Uses: Residential

Direction: East and West

**Current Base Zoning:** 4-W  
**Current Land Uses:** Vacant, Office

**Transportation**

**Thoroughfare:** Junction Hwy (State Highway 27)

**Existing Character:** Two lanes in each direction

**Proposed Changes:** None Known

**Staff Analysis and Recommendation: Approval**

**1. Consistency:**

The property's land use designation is General Commercial. The existing base zoning district, District 4-W, is not being amended at this time.

**2. Adverse Impacts on Neighboring Lands:**

The applicant has been operating the use, used vehicle sales, at this location for some time. The requested CUP will make the use legal in the current zoning district. No additional impact to the commercial area should be caused as a result of this CUP. The proposed CUP will not require the construction of any new structures.

**3. Suitability as Presently Zoned:**

The subject property currently allows by right uses that involve or require outdoor storage or display as part of their use, i.e., automotive towing services, car washes, mini-storage, businesses engaged in the sale of storage buildings, etc. The requested CUP would have minimal impact on the surrounding area. Any future growth beyond that shown on the submitted materials will require an amendment to the CUP through a public hearing process before the Planning and Zoning Commission and City Council.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Size of Tract:**

The subject property is approximately 1.69 acres in size, which should be able to reasonably accommodate the proposed "vehicle sales/service used", as proposed.

**6. Other Factors:**

Meets and abides to all requirements in accordance with Chapter I, "The City of Kerrville Zoning Code" Article 11-I-13, Conditional Use Permits,

If the Commission agrees Staff recommends; Approval of a conditional use permit for vehicle sales used, in the area depicted in Exhibit A, attached, approximately 25,838 square feet. All parking areas shall be paved in accordance with the City of Kerrville Zoning Code.



## Proposed CUP Area

Case # 2017-032

Location:  
1750 Junction Hwy

**EXHIBIT A**

### Legend

Subject Properties

Proposed CUP Area

Lot

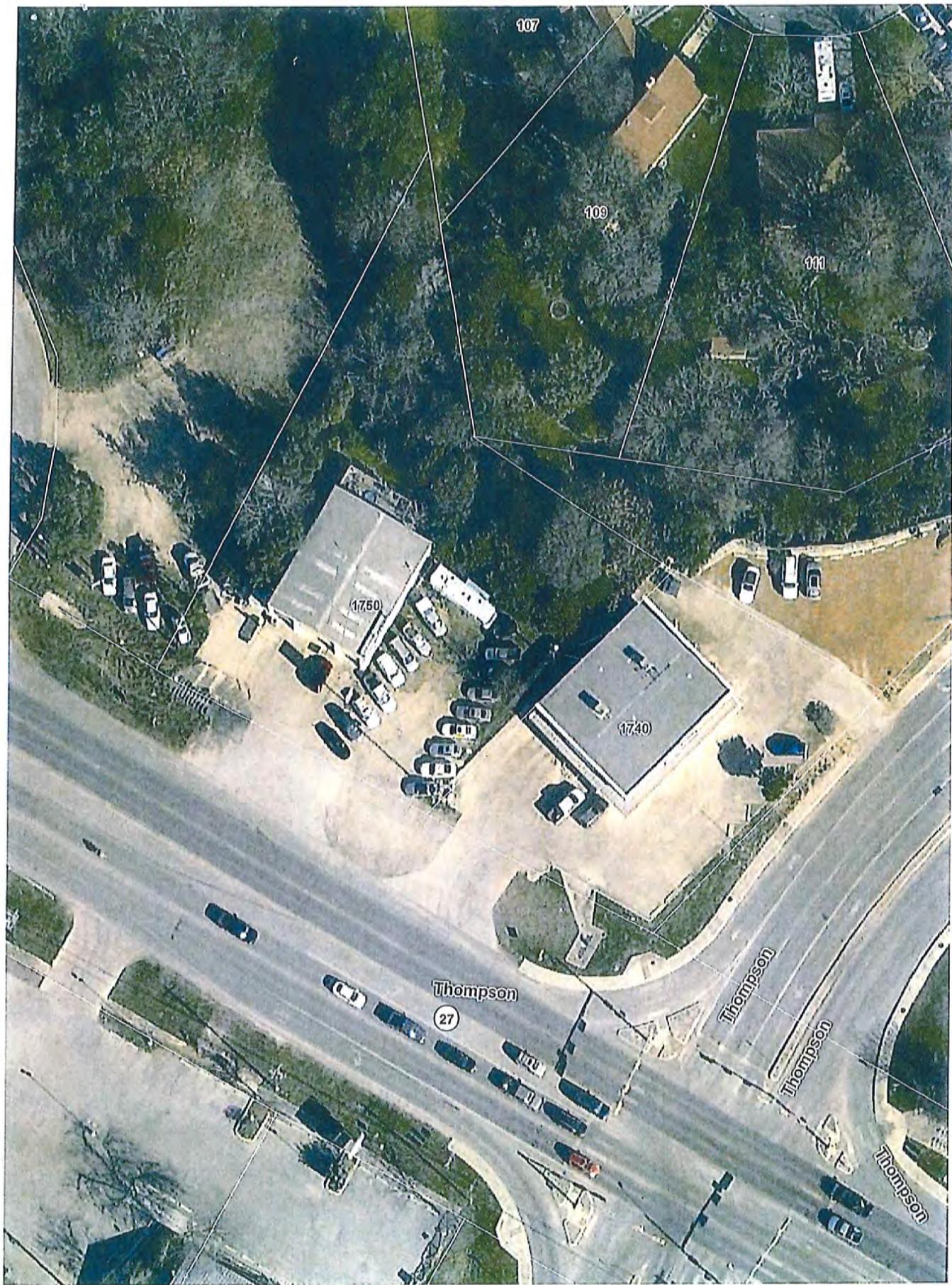
Street Right of Way

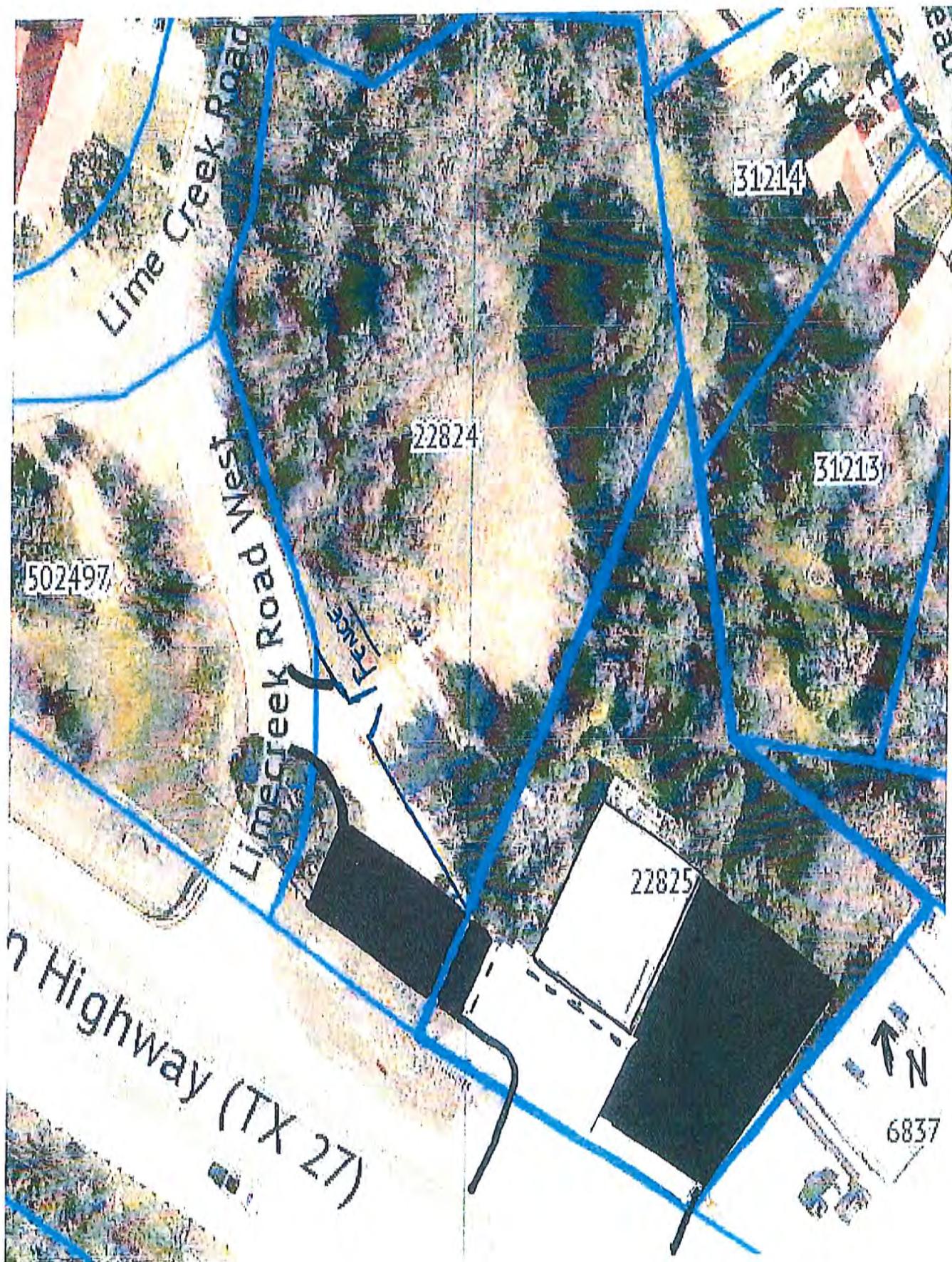


0 12.5 25 50

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.





## Locomotion Auto Sales

### CUP Additional Information

- 1) Parking has been inserted in the site plan, 5 existing spots for the existing building @ Appliances Plus and 2 additional also existing, for the proposed lot on the east side of the building. In addition there will be 2 dedicated spots on the new asphalt parking lot proposed on the west side of the building. \*\*\*\*\*NEW DIAGRAM ATTACHED
- 2) The proposed site does require a license from the Texas DMV which has been applied for and obtained. Current State License # P129436 for Kirk Storey DBA Locomotion Auto Sales expires April 30<sup>th</sup> 2019. Renewable every 2 years.
- 3) There are NO locations within 1000 feet that have the same or similar uses.
- 4) There is one contiguous property Peterson Urgent Care, medical care facililiy.
- 5) Information regarding sale of 05 acres to Terry Napper \*\*\*ATTACHED

**CITY OF KERRVILLE, TEXAS  
RESOLUTION NO. 25-2017**

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR AN APPROXIMATE 1.69 ACRE TRACT OF LAND LOCATED ON LOT 1A AND PART OF LOT 2, BLOCK 1 OF THE ADAMS SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF KERRVILLE, TEXAS, AND OTHERWISE KNOWN AS 1750 JUNCTION HIGHWAY; SAID TRACT IS LOCATED WITHIN THE 4-W ZONING DISTRICT; BY PERMITTING SAID PROPERTY TO BE USED FOR "VEHICLE SALES - USED"; AND MAKING SAID PERMIT SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS CONTAINED HEREIN**

**WHEREAS**, the City Planning and Zoning Commission and the Kerrville City Council, in compliance with the City Charter and the State law with reference to the granting of conditional use permits under Title 11, Chapter I of the Code of Ordinances of the City of Kerrville, Texas, and the official zoning map adopted thereby, have given the requisite notices by United States mail, publication, and otherwise; and after holding due 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, the Kerrville City Council finds that the health, safety, and general welfare will be best served by the granting of a Conditional Use Permit, set out hereinafter, subject to the special conditions and restrictions set out hereinafter on the Property;

**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 used for Vehicle Sales-Used, as that term is defined in Article 11-I-3 of the Code of Ordinances of the City of Kerrville, Texas, subject to the provisions of this Resolution and other applicable City ordinances and regulations:

**An approximate 1.69 acre tract, located within the City of Kerrville, Kerr County, Texas, and comprising all of Lot 1A and part of Lot 2, Block One, of the Adams Subdivision, a subdivision of Kerr County, Texas (the "Property").**

**SECTION TWO.** If the Property is developed and used for Vehicle Sales-Used, the development and use of the Property is subject to the following conditions and regulations:

- A. **Property Development:** The development and use of the Property must be substantially in accordance with **Exhibit A**, attached hereto and incorporated herein by reference, and limited to the area outlined by the dashed line (yellow).
- B. **Signage:** Any signage placed or used on the Property must conform to the applicable regulations of the City, including the City's Sign Code (Ch. 6, Art. II, City's Code of Ordinances).

- C. Screening: Screening must be in accordance with the regulations in effect at the time individual building permits are submitted to the City.
- D. Trash and Other Solid Waste: Solid waste collection bins and dumpsters must be equipped with lids and screened with a gate with an opaque screen on one side and masonry material finished to look substantially like the principal building to which it is adjacent on the remaining three sides.
- E. Vehicle Repair and Maintenance: No repair or maintenance of any vehicles may occur on the Property at any time except as follows:
  - 1. maintenance shall be performed only on used and new vehicles:
    - (a) that are in the business operator's inventory; or
    - (b) that have been sold out of the business operator's inventory within six (6) months of the date of performance of the maintenance;
  - 2. the level of maintenance to be performed is limited to only that which is necessary and/or required by law to prepare the used or new vehicle for sale to a retail customer;
  - 3. no vehicle parts or supplies, including tires, petroleum products, or hazardous materials, may be kept or stored on the exterior of any building;
  - 4. no tools or equipment may be stored on the exterior of any building unless contained in an enclosed area fully screened from view from all adjacent properties, streets, and alleys.

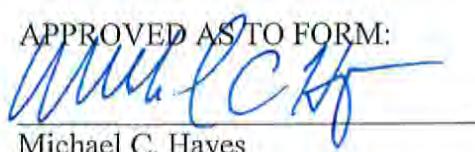
**SECTION THREE.** This Resolution and the Conditional Use Permit granted herein is subject to termination in accordance with Article 11-I-13 of the Code of Ordinances of the City of Kerrville, Texas.

PASSED AND APPROVED ON this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017.

---

Bonnie White, Mayor

APPROVED AS TO FORM:



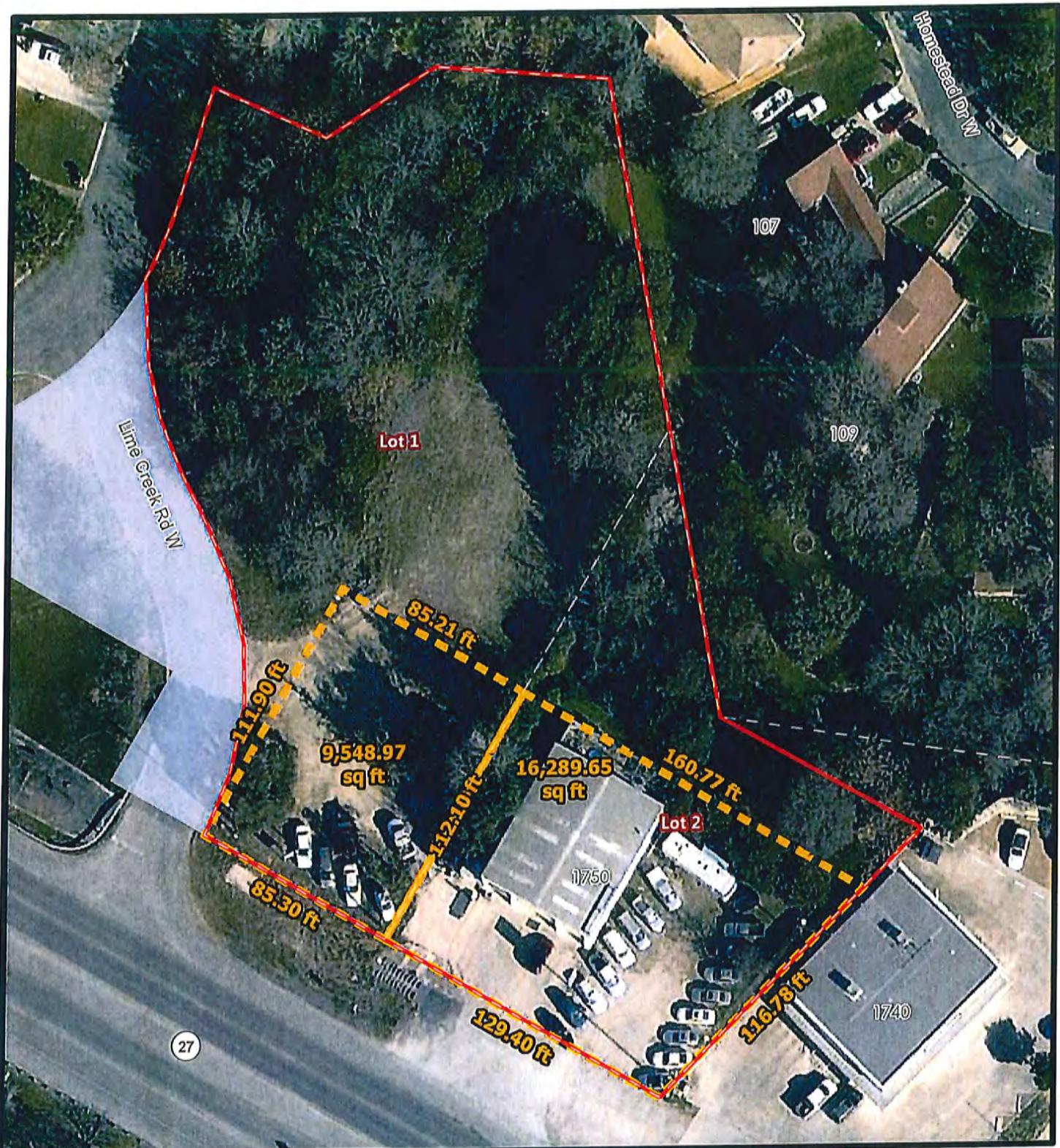
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Michael C. Hayes

ATTEST:

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Brenda G. Craig, City Secretary



## Proposed CUP Area

**Case # 2017-032**

**Location:**  
1750 Junction Hwy

**EXHIBIT A**

### Legend

- Subject Properties
- Proposed CUP Area
- Lot
- Street Right of Way



0 12.5 25 50

Scale In Feet

## **Agenda Item:**

6A. Abandonment of emergency access easement between Bluff Ridge and Glen View (Jason McCormick, property owner)

**Brenda Craig**

---

**From:** noreply@civicplus.com  
**Sent:** Friday, June 09, 2017 7:27 PM  
**To:** Brenda Craig; Cheryl Brown; Mary Reyes; Ashlea Boyle; Charvy Tork  
**Subject:** Online Form Submittal: Citizen Agenda Bill

**Citizen Agenda Bill**

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

**SUBJECT OF REQUEST:** Emergency Road Easement between Bluff Ridge and Glen View

**AGENDA DATE:** 6/27/2017

**DATE SUBMITTED:** 6/9/2017

**REQUESTED/SUBMITTED BY:** Jason McCormick

**PHONE NUMBER:** 830-370-6211

**ORGANIZATION REPRESENTING:** *Field not completed.*

*(Email or Phone)*

**MAILING ADDRESS:** 1483 Junction Hwy

**CITY:** Kerrville

**STATE:** TX

**ZIP:** 78028

*(Email or Phone)*

**EMAIL ADDRESS:** [jasmacdylan@yahoo.com](mailto:jasmacdylan@yahoo.com)

**EXHIBITS/INFORMATION:** Re: Fire Lane Easement Forest West Four Subdivision  
Dear Brenda Craig: We are now the owners of Lot 8, Block 6 of the Forest West Four Subdivision Phase III. As indicated on a copy of the recorded plat, there is a twenty-foot wide fire lane easement along the southwestern boundary of our lot, adjacent to lot 9. Currently there is a concrete drive existing within this easement that connects Bluff Ridge Drive with Glen View Road at the bottom of the

hill. This road is in disrepair and has not been maintained in sometime. This letter is to request that the City Council make a motion to abandon this easement. We have a letter that was addressed to the previous owner, Mr. Northington, dated July 17,2001, notifying him that the City would be meeting on August 14, 2001 to make this same request. It is our understanding that this issue was discussed with the other residence in the neighborhood and for whatever reason the request was abandoned. We have met with the Fire Marshall, Chris Lee and the Fire Chief, Dannie Smith about the current and future need of this emergency fire lane. They have informed us that the lane itself is no longer needed nor would be used by the emergency department or vehicles to access this phase of our subdivision. Our plan for this lot is to incorporate this area into the property for building purposes. The top portion sits entirely on our property. It is currently not being used at all by the city but is being used by the residence as a walking path as well as drivers. Due to obvious liability, safety, and private property purposes we need to be able to restrict this area to trespassers. There are currently "Emergency Vehicles Only" signs posted at the top and the bottom. This road has not been maintained or used for more than a decade. The residents have adopted it as their personal road for walking, hanging out or driving. This has all be personally witnessed by us as well as testimonies from other residence. It has become problematic and needs to be addressed. The issue as it stands by us is that regardless of the City's plan for this road or its current use, it is still private property. If the city decides to keep the road available for emergency use then we need a plan for maintenance and trespassing issues. If the Cities decision is to abandon this road for any future use we need a formal decision so that we may post no trespassing signs and block off the area. Please let us know when we can get this on the agenda for a decision. We are beginning clearing of the lot and trying to proceed into planning for building and the fate of this road is imperative to moving forward.

### Section 8(e)(1)

APPROVED FOR SUBMITTAL BY CITY MANAGER:

WILL THIS ITEM  
REQUIRE CITY COUNCIL  
TO AUTHORIZE THE  
EXPENDITURE OF CITY  
FUNDS?:

IF YES, STATE AMOUNT  
REQUESTED: *Field not completed.*

DESCRIPTION AND  
DETAILS OF REQUEST:

We are requesting that the City abandon the easement road between Bluff Ridge Dr and Glen View Rd. We have met with the Fire Marshall and Chief and they have evaluated and found that the road is no longer needed not COULD be used by the city for emergency road access.

RECOMMENDED  
COUNCIL ACTION:

For the City of Kerrville to release all ownership and use of this easement.

Email not displaying correctly? [View it in your browser.](#)



**City of Kerrville**  
701 Main Street  
Kerrville, Texas 78028  
830.258.1117 (O)  
830.792.3850 (F)  
[brenda.craig@kerrvilletx.gov](mailto:brenda.craig@kerrvilletx.gov)

## MEMORANDUM

TO: Mayor and City Council

FROM: Brenda G. Craig, City Secretary *BC*

DATE: June 23, 2017

SUBJECT: JUNE 27, 2017 AGENDA ITEM 6A, ABANDONMENT OF  
EMERGENCY ACCESS EASEMENT BETWEEN BLUFF RIDGE AND  
GLEN VIEW

---

Attached are several letters I received regarding Agenda Item 6A.

**Vernon T. Baugher**  
**Attorney at Law**  
**2101 Bluff Ridge Drive**  
**Kerrville, Texas 78028**  
**(830)895-3418**  
**ktb@ktc.com**  
June 21, 2017

Kerrville City Council Members

Re: Closing of Emergency Road Easement

Dear Council Members;

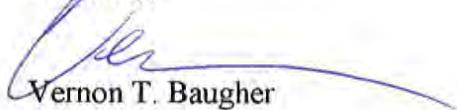
The Council has scheduled a public hearing on June 27<sup>th</sup> to consider whether or not the City of Kerrville should abandon its Emergency Road Easement connecting Glen Road and Bluff Ridge Drive. As residents living on Bluff Ridge Drive, at the top of that hill, we would very much appreciate your consideration of the following reasons we think that you should vote to keep the City's easement in full force and effect.

If the easement is terminated, the new owner, who just recently purchased Lot No. 8, has said that he intends to close the existing Emergency Road Easement to all "trespassers." Apparently, one of the main reasons the Council is considering abandoning its easement is based on the Kerrville Fire Department's position that it no longer uses the easement. However, the Emergency Road Easement was not built, at considerable taxpayer expense, just for the purpose of ingress and egress of fire department equipment. It was primarily built as an escape route, in case of an emergency, for the homeowners at the top of the hill. If, for any reason, Bluff Ridge Drive is closed or found to be too dangerous to descend, the Emergency Road Easement is our ONLY escape route. This situation has presented itself many times over the years (I have lived here 23 years) in the form of ice build up on Bluff Ridge Drive. This street is on the North side of the hill and is exposed to the cold, North wind, with no direct sunlight. Therefore, while its surface is sometimes covered with a sheet of ice, the Emergency Road Easement is not, being on the South side of the hill, and, fairly sheltered. Any of the older residents of Bluff Ridge Drive can, and, will, attest to this. Of course, if there should be a fire blocking Bluff Ridge Drive, residents could use the Emergency Road Easement to carry life and property to safety. It is also foreseeable that future road repairs, or, unknown acts of nature, could also close egress via Bluff Ridge Drive. These eventualities would not cause the home owners too much hardship as long as the Emergency Road Easement is open. Many of us bought our property with assurances from the City of Kerrville that this easement would never be closed, that we, as property owners, would always have the security of knowing that there was an emergency exit from this hilltop.

Contrary to what has been reported, the Emergency Road Easement is in good physical condition, and, has cost the City of Kerrville very little to maintain. The roadbed itself is still very serviceable with only minor damage to a few feet of the curbing which was a result of damage, as opposed to normal wear, and, is basically in the same condition as it was 23 years ago when I purchased my lot which is adjacent to the roadway.

There is an old saying attributed to small town politics: You can make some of the people happy all of the time, and, you can make all of the people happy some of the time, but, you can't make all of the people happy all of the time. I think this old adage is pertinent to this situation. There are 10 homeowners and their families who live here on top of this hill, on Bluff Ridge Drive. Collectively, they represent over 100 years of living here in Kerrville, on top of this hill, and, counting their family members, over 100 individuals who are counting on you to preserve our peace of mind, and, our security. On the other hand, there is only one family petitioning for the abandoning of our Emergency Road Easement. Therefore, we ask you to vote in our favor, to maintain this very important, and, necessary safety feature of our neighborhood. If you remember us, we will surely remember you. Thanks so much!!

Sincerely,



Vernon T. Baugher

June 22, 2017

To Members of Kerrville City Council  
City Hall,  
Kerrville, Texas 78028

We are 27 year residents of Kerrville, 25 of those years spent in the home we built at 2116 Bluff Ridge Drive. The south end of Bluff Ridge culminates in what has been known to residents of Bluff Ridge as the "fire lane" – an emergency entrance or exit for residents on this street in case of fire, an ambulance call, or icy conditions. It is also a popular walking site. The City has posted signs which say the "fire lane" is for emergency vehicles only.

Several years ago, the residents here protested the City's arbitrary closing down of this fire lane because an individual wanted to purchase property bordering the roadway to use it for their personal driveway. We protested and the city re-opened the lane. There was another time when the City temporarily barricaded the top of the "lane".

It is our understanding that this closing is now under consideration again because of the purchase of one lot at the Bluff Ridge opening onto the fire lane – that the new owner of that lot wants the lane for his own personal use. Plus the Fire Chief states that the fire department will no longer use it and will abandon an "easement" classification. Does the original plat which includes Bluff Ridge identify an easement? Although icy conditions occur rarely, if the rare occurrence coincides with a medical or fire emergency on the hill, without the "lane" who is responsible when a vehicle cannot make it up the north (icy) portion of Bluff Ridge?

We protest vehemently!!! This fire lane is our avenue of escape in times of emergency. In the 25 years we have lived here, we have twice had to use it because of icy conditions, and it is difficult to believe that any police vehicle on the south side of Bluff Ridge could not get to us sooner than by traveling AROUND the hill to the north entrance.

We are sending this by e-mail so that it may be included in the packet which we understand will be presented to City Council on Tuesday, June 27.

We urge Council to vote AGAINST closing of this exit on Bluff Ridge.

Thank you.

EJ and J Amason  
2116 Bluff Ridge Dr.  
895-1955

Cc: via e-mail: Bluff Ridge Residents

## Brenda Craig

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**From:** jwags57 <jwags57@att.net>  
**Sent:** Thursday, June 22, 2017 3:12 PM  
**To:** Brenda Craig  
**Subject:** Fwd: 2100 Bluff Ridge Fire Lane

See attached, sorry.  
Linda Wagner

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: jwags57  
Date: 06/22/2017 2:09 PM (GMT-06:00)  
To: [brenda.craig@kerrvilletx.org](mailto:brenda.craig@kerrvilletx.org)  
Subject: 2100 Bluff Ridge Fire Lane

Ms. Craig:

We would like the city to consider leaving the fire lane open due to it being a way to get off our steep street in an emergency such as icing or fire at the north end. The north end of the street freezes before the fire lane as it faces the north, the fire lane faces south. We have been there almost 3 years and it has iced twice.

We don't have issue with them using the lane, cutting into it but not allowing it to be totally blocked.  
Also, we are curious as to why this is not shown on maps as easement but shown with a number to identify it?

Thank you.  
Linda and Jerry Wagner  
2104 Bluff Ridge Dr.  
78028

Sent from my T-Mobile 4G LTE Device

## **Agenda Item:**

6B. Authorization to submit a funding application to the City of Kerrville, Texas Economic Improvement Corporation in an amount not to exceed \$100,000 for an aquatics feasibility study for the Olympic Pool. (staff)

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

**SUBJECT:** Authorization to submit a funding application to the City of Kerrville, Texas Economic Improvement Corporation in an amount not to exceed \$100,000 for an aquatics feasibility study for the Olympic Pool

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 16, 2017

**SUBMITTED BY:** Ashlea Boyle  
Director of Parks and Recreation

**CLEARANCES:** E.A. Hoppe  
Deputy City Manager

**EXHIBITS:** Letters of support from KISD and Schreiner University

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *hu*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$100,000	\$100,000	\$100,000	70-800-502
			Project # B68
			70-16004

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

**SUMMARY STATEMENT**

As discussed in previous meetings and workshops, the Economic Improvement Corporation (EIC) has programmed dollars into their budget to fund a feasibility study for the Olympic Pool. This allocation in the EIC's budget was included in the FY17 budget that was adopted by City Council on September 27, 2016.

The Olympic Pool was built in 1970 and has not seen significant improvements since. Most of the original infrastructure is still in place and the facility is beginning to show its age. At a minimum, the mechanical equipment and filtration system needs to be addressed in addition to evaluating pool leaks. The facility is outdated and would be evaluated for basic needs as well as feature recommendations based on current trends in aquatics (slides, interactive toys, etc.) and the specific needs of the Kerrville community. Preliminary discussions have been held with KISD and Schreiner University. Both organizations have expressed interest in a year-round competitive aquatics facility. This would require updates in addition to heating the pool. The feasibility study could provide improvement options for a year-round competitive pool, recreational improvements, or a combination of both.

If funded, the feasibility study would include, but not be limited to the following:

- evaluation of the condition of the existing complex;
- needs assessment including public / stakeholder input;

- recommended improvements / enhancements and conceptual planning;
- necessary research to appropriately evaluate the viability of such improvements; and
- cost analysis for construction and operation.

Staff is requesting authorization to submit a funding application to the EIC in an amount not to exceed \$100,000 for this project. As a reminder, for City-sponsored Public Infrastructure and Quality of Life projects, authorization from the City Council is required in order for an application to be made to the EIC. The EIC then reviews the Funding Application and provides direction to staff in regards to developing a Funding Agreement. The Funding Agreement is then brought back to EIC for a Public Hearing and decision. Finally, the City Council votes on the Funding Agreement for the project.

#### **RECOMMENDED ACTION**

Staff recommends authorization to submit a funding request application to the EIC in an amount not to exceed \$100,000 for an aquatics feasibility study for the Olympic Pool.



Mark J. Foust, Ed.D.  
Superintendent

Phone: (830) 257-2200 ext. 1011  
Fax: (830) 257-2249

1009 Barnett Street  
Kerrville, TX 78028

May 1, 2017

City of Kerrville  
ATTN: E.A. Hoppe  
Deputy City Manager  
701 Main Street  
Kerrville, TX 78028

Dear Mr. Hoppe,

On behalf of Kerrville ISD I would like to confirm our interest in exploring the feasibility of developing long term swimming opportunities that would benefit our students, Schreiner University students, and our community. An important step to building a relationship between KISD, Schreiner University, and the City of Kerrville in relation to a swimming program, is determining the potential interest and cost of starting such programs. Data and information related to these questions will be vital in determining our next steps in this joint venture.

Thank you for your willingness to partner with our district in this opportunity to improve the quality of life and educational experiences of our students and our community.

Sincerely,

Mark J. Foust, Ed.D.  
Superintendent

# Schreiner University

LEARNING BY HEART™

OFFICE OF THE  
VICE PRESIDENT FOR  
ADMINISTRATION  
AND FINANCE

2100 MEMORIAL BLVD.  
KERRVILLE, TEXAS 78028-5697  
830.792.7355

May 8, 2017

E. A. Hoppe  
Deputy City Manager  
701 Main Street  
Kerrville, TX 78028

Dear Mr. Hoppe,

E.A.

Pursuant to our discussions, this letter communicates Schreiner University's interest in exploring the feasibility of a project that would enable the university to join with KISD and the City of Kerrville in providing enhanced opportunities for swimming programs that would be of mutual interest and benefit.

We understand that the compilation of data related to costs and potential utilization will be necessary to inform decisions by all parties going forward. We appreciate the interest and willingness of the City and KISD to collaborate with us in our continued efforts to enhance our community and the quality of life afforded its citizens.

Best regards,



Bill Muse

## **Agenda Item:**

6C. Authorization to negotiate a professional services agreement for design of the H.E.B. Tennis Center improvements project. (staff)

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

**SUBJECT:** Authorization to negotiate a professional services agreement for design of the H.E.B Tennis Center Improvements Project.

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 21, 2017

**EXHIBITS:** List of Proposers/Rating Sheets  
Schrickel, Rollins and Associates Summary

**AGENDA MAILED TO:**

APPROVED FOR SUBMITTAL BY CITY MANAGER: *[Signature]*

<b>Expenditure Required:</b> <b>\$ 0</b>	<b>Current Balance in Account:</b> <b>\$ 0</b>	<b>Amount Budgeted:</b> <b>\$ 0</b>	<b>Account Number:</b>
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**PAYMENT TO BE MADE TO:**

## **REVIEWED BY THE FINANCE DEPARTMENT:**

## **SUMMARY STATEMENT**

On January 27, 2017, the City Council approved an agreement with the Kerrville Economic Improvement Corporation to fund improvements to the H.E.B. Tennis Center with a total authorization of \$1,500,000.00. The scope of work for the project includes design, stakeholder input process, bidding, and construction of improvements to the tennis center. The improvements will address specific drainage, tennis court, and building needs at the facility, requiring professional engineering and architectural services. Because of the specialized nature of this tennis center project, the city solicited a Request for Qualifications (RFQ) from design firms/teams on April 28, 2017. Eight proposals were received and have been rated by the city staff selection team based on the scoring criteria contained in the RFQ packet.

The highest rated proposer for this project is led by Schrickel, Rollins and Associates (SRA) of Arlington, Texas. Their team consists of Hewitt Engineering of Kerrville, MDS Surveying of Boerne, and Rock Engineering of San Antonio, all experienced firms in working with the City of Kerrville. SRA, established in 1965, has undertaken numerous tennis center renovation and new construction projects of all sizes across Texas (see attached Summary). Their tennis center experience, comprehension of the project scope, and previous attention to customer needs and budget parameters is superior.

The next step is to negotiate a professional service agreement with SRA, and staff is requesting authorization from the City Council to do so. If negotiations fail, as with any professional services agreement, staff will cease that negotiation and go to the next most qualified proposer.

**RECOMMENDED ACTION**

Authorize staff to negotiate a professional services agreement for design of the H.E.B Tennis Center Improvements Project.

## HEB Tennis Center Request for Proposals

### List of Proposers/Rating Sheet

#### Evaluators:

Kyle Burow, Director of Engineering

Ashlea Boyle, Director of Parks and Recreation

Malcolm Matthews, project management consultant

Reviewer: E.A Hoppe, Deputy City Manager

Proposals were rated on addressing the criteria required in the Request for Proposals issued April 28, 2017.

#### Criteria 1 – Experience, Background, and Qualifications (60 total points)

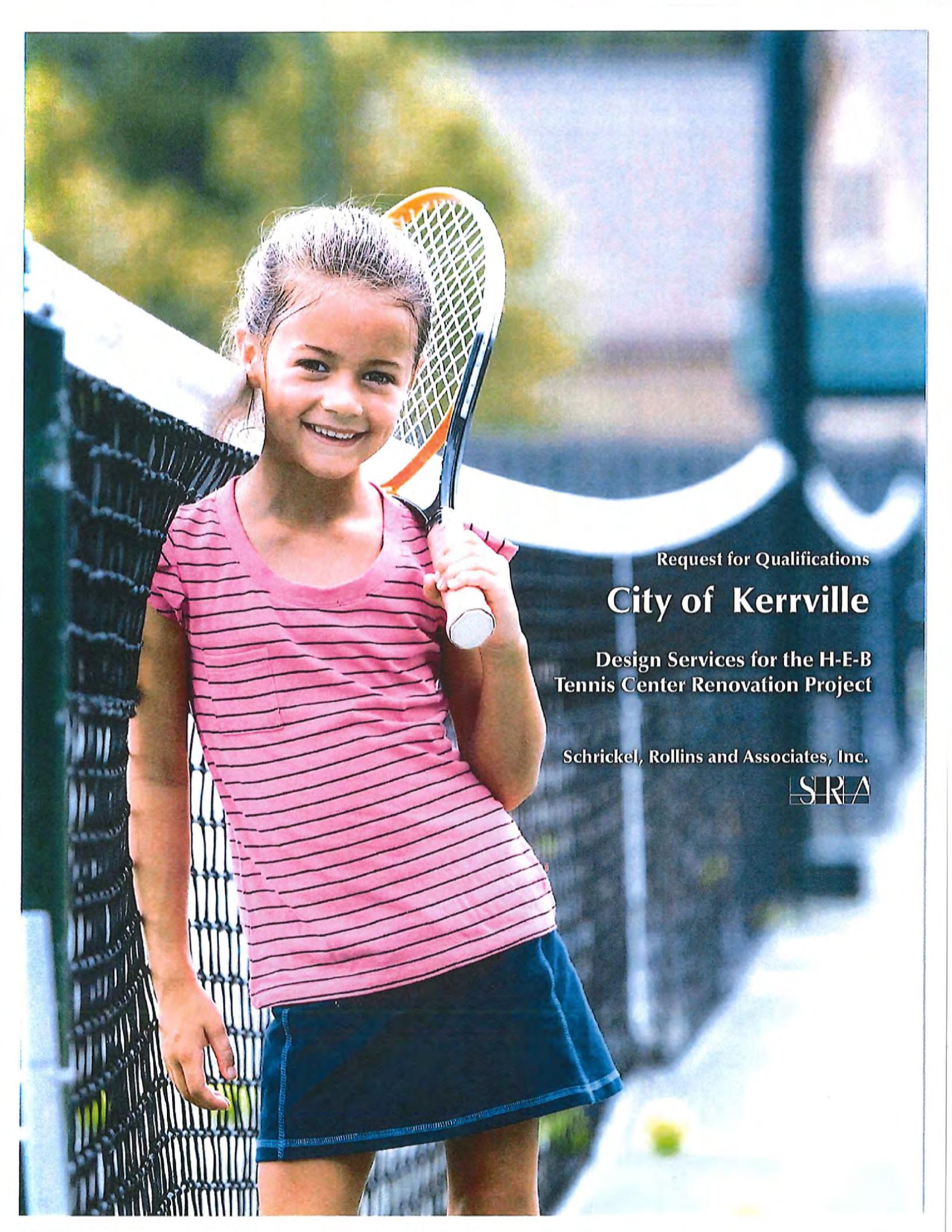
- Relevant experience; team's qualifications (municipal, tennis, multi-disciplinary design, etc.)
- Team's related project history (specific outcome and budget success)

#### Criteria 2 – Understanding of the Project and Proposed Management Plan (40 total points)

- Identification of technical challenges and constraints and approaches to address them
- Ability to quickly respond to field requests (required in team representation)
- Stakeholder input process/methods to gain community consensus

(100 max. points per proposal/ per evaluator)

Proposers	Burow	Boyle	Matthews	Total
Burditt	37	34	55	126
CEC	78	67	68	213
Kimley-Horn	85	80	86	251
LPA	40	51	68	159
Matkin Hoover	64	30	69	163
Schrickel Rollins	93	89	91	273
Slay	40	36	65	131
SLS	44	40	66	147



Request for Qualifications

## **City of Kerrville**

**Design Services for the H-E-B  
Tennis Center Renovation Project**

Schrickel, Rollins and Associates, Inc.



## Experience

### Schrickel, Rollins and Associates, Inc. (SRA) - Prime

1161 Corporate Drive West, Suite 200 - Arlington, Texas 76006 - P: 817.649.3216 - [www.sradesign.com](http://www.sradesign.com)  
SRA established in 1955, combining the practices of civil engineering, landscape architecture, and land planning. Our one and only office has been in Arlington for 62 years. **SRA is a Small Business Enterprise (SBE), and we are proud of the fact that our firm's size allows us to utilize the strong experience of our senior-level staff on each project.** They are heavily involved from conceptual design to construction completion. With an average tenure of more than 18 years per employee, we're proud of the longevity and loyalty of our managers, designers and staff. This directly impacts the success of our projects by providing our clients with creative, sustainable, and achievable design solutions from a project team that desires to honor the longstanding reputation and integrity of our firm. One measurement of our success is noted by the numerous awards and honors we have received. In 2010, SRA was named outstanding business of the year by the Arlington Chamber of Commerce. In 2011, we received the American Public Works Association (APWA) Project of the Year in Texas for the Three+ Bridges Project in Arlington. Additionally, we have been recognized by the Sustainable Sites Initiative for our innovative drainage design at the Green in College Park on the UT Arlington campus. We also won the 2013 North Texas Land/Water Sustainability Forum's LID Design Competition in the Urban Redevelopment.

SRA has distinguished itself through its quality work and by being creating and maintaining reliable, working relationships. While others may offer similar professional services, few can match the integrity, enthusiasm, and responsiveness of our professionals.

Our design philosophy stems from our desire to meet your needs. We have structured this team around what we believe is the best possible organization to achieve your goals for the H-E-B Tennis Center Renovation Project. Our business cultures are similar and our design philosophies are the same. Our philosophy as a team will be to design a tennis center that meshes instructional needs with tournament play requirements and also be an enjoyable place to work, learn and visit.

*Since 1965, Schrickel, Rollins and Associates has assisted their many clients with a variety of tennis and recreation court projects. These have included over 220 new courts and more than 100 renovation projects.*

*In 2000, the Texas A&M Varsity Tennis Center was named Court of the Year by Tennis Industry Magazine. The year before, it received the United States Tennis Association's Outstanding Facility Award.*

*In 1998, the Richland Tennis Center won the Park Design Excellence Award from the Texas Recreation and Park Society and the United States Tennis Association's Outstanding Public Tennis Facility Award. In 1997, that same tennis center received The Tennis Industry Magazine's Court of the Year Award as well as the United States Tennis Court and Track Builders Association Outstanding Tennis Facility Award.*

*Two earlier projects, the UTA Tennis Center and the High Point Park Tennis Center in Plano won United States Tennis Association Facility Awards for outstanding Design of a Public Tennis Facility, in 1981 and 1986, respectively.*



New Mexico State University Tennis Center

### **Hewitt Engineering Inc. - Engineering**

716 Barnett Street, Kerrville, Texas 78028 - P: 830.315.8800 - [www.hewitt-inc.com](http://www.hewitt-inc.com)

Hewitt Engineering Inc. is a consulting engineering firm formed in 2008 by John Hewitt. The firm is located in Kerrville Texas and provides engineering services throughout the State of Texas. We are committed to delivering high quality engineering services while providing timely, creative, and cost effective solutions to our clients. The main focus of the firm is planning and design for water and wastewater infrastructure, hydrologic and hydraulic analyses, and residential and commercial site development projects. The firm offers a wide range of services including:

- Planning
- Feasibility Studies
- Preliminary Engineering Design
- Detailed Final Design (PS&E)
- Regulatory Compliance and Permitting
- Construction Administration
- Site Development

### **Rock Engineering and Testing Laboratory, Inc. - Geotechnical**

10856 Vandale Road, San Antonio, Texas, 78216 - P: 210.495.8000 - [www.rocktesting.com/](http://www.rocktesting.com/)

Rock Engineering and Testing Laboratory, Inc. (RETL), was established on March 16, 1998 by Mr. & Mrs. Mark and Roetta Rock in Corpus Christi, Texas. The Rocks founded their business on the basic principles of doing things right and taking care of their clients. Since then, RETL has expanded their presence throughout Texas, opening offices in San Antonio and Round Rock. The company currently employees more than 70 people. RETL is the only locally owned and headquartered Engineering Laboratory, and the largest Engineering Laboratory in the Coastal Bend. With the addition of locations in San Antonio and Round Rock, RETL has solidified its position as one of the most highly-regarded engineering and testing firms in the State of Texas. The company's response to client demands and the technical expertise of its engineers and staff is exceptional. In terms of project volume, years of experience, and overall reputation within the Design and Construction community, Rock Engineering and Testing Laboratory surpasses all competition. Rock Engineering provides geotechnical engineering, geotechnical and environmental drilling and construction materials engineering and testing services. The company is accredited by the American Association of State Highway Transportation Officials as an Engineering Laboratory for testing soils, concrete and hot asphaltic concrete.

### **MDS Land Surveying Co., Inc. - Surveying**

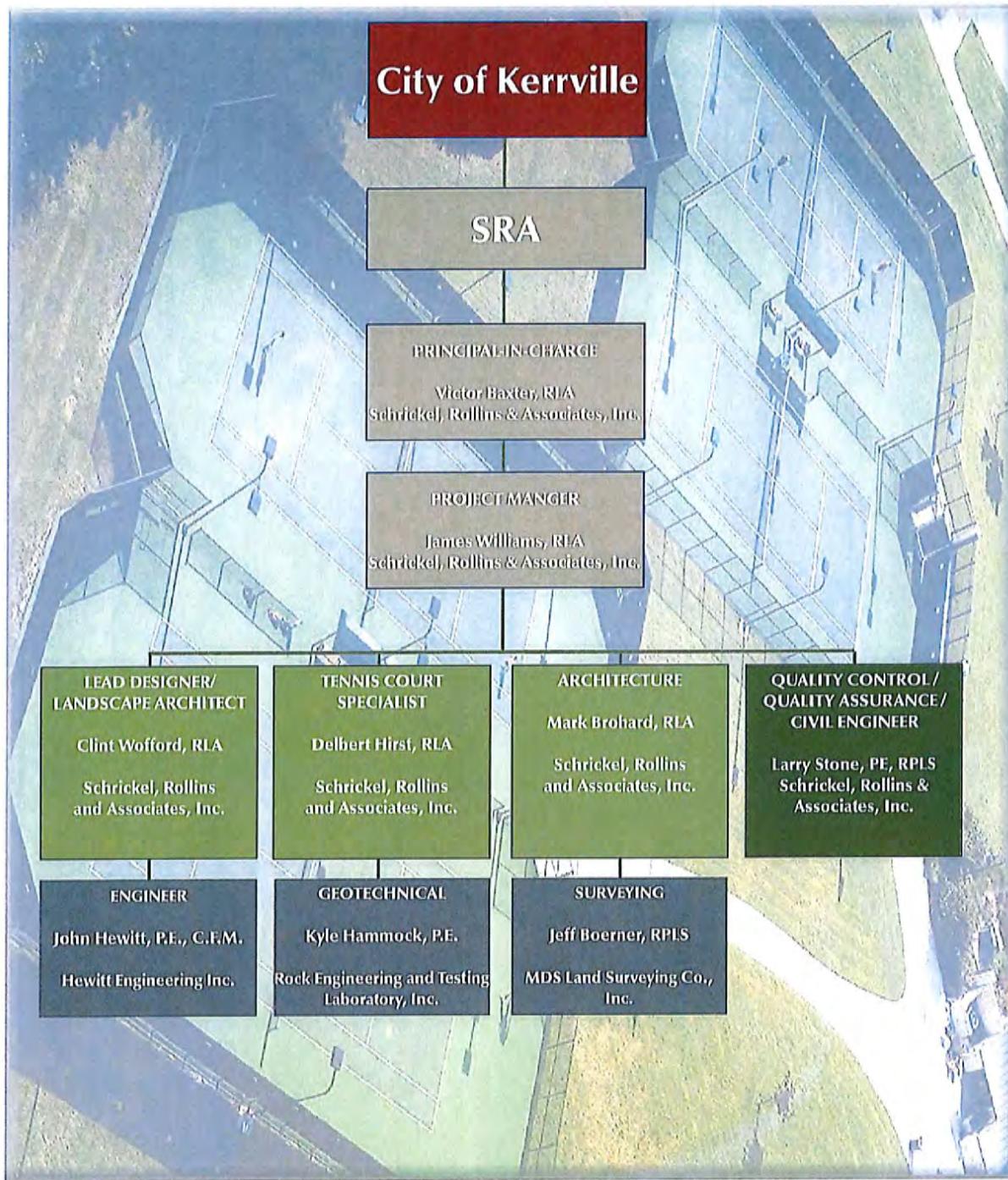
8 Spencer Rd., Suite 100A, Boerne, Texas 78006 - P: 830.755.6544 - [www.mds-surveying.com](http://www.mds-surveying.com)

M.D.S. Land Surveying Company, Inc. provides many types of professional surveying services to the public and private sector in and around the San Antonio area including Boerne, Kerrville, and New Braunfels. Some of these services include boundary surveys, parcel plats, legal descriptions, right-of-way maps, topographic surveying, design and construction staking, aerial mapping services, and horizontal and vertical control. M. D. S. Land Surveying Company, Inc. is committed to excellence and continues to upgrade our staff and surveying equipment in order to provide the highest quality and expedient services to our clients.



**Forney Community Park**  
**Forney, Texas**

## Proposed Key Personnel



### Current Workload

SRA is currently working at approximately 70% workload capacity. We are well staffed and prepared to begin immediately on any project and to complete it in accordance with the schedule desired. At any given time, these team members are typically working on 3-4 projects at various stages of development. Our team's workloads will not affect the start and completion this project. SRA's intimate size also insures that the team gathered to work on your project has worked together successfully on many similar projects and the fact that a majority of the team is "in-house" allows our team the advantage of face-to-face communication at any given time throughout a typical day.

**Victor W. Baxter, RLA  
President/Principal-in-Charge  
41 Years of Experience**

M.S., Landscape Architecture,  
University of Wisconsin, 1980  
B.S., Park Administration/  
Landscape Architecture, Texas  
Tech University, 1976

- Texas A&M Varsity Tennis Center; College Station, Texas
- Richland Tennis Center; North Richland Hills, Texas
- New Mexico State University Tennis Center; New Mexico
- Forney Community Park & Tennis Courts; Forney, TX (Merit Award in Design 2010)
- Wagon Wheel Park, Phase I, II, III, & IV & Wagon Wheel Tennis Center; City of Coppell, TX (Merit Award in Design 2003)



**James Williams, RLA  
Associate / Project Manager  
13 Years of Experience**

B.L.A., Texas A&M University,  
2002

- Bicentennial Park; Southlake, TX (Merit Award in Design 2012)
- Forney Community Park Phase I, II, & III & Tennis Courts; Forney, TX (Merit Award in Design 2010)
- Highland Village Park; Highland Village, TX
- Little Elm Park Improvements; Little Elm, TX
- Fish Creek Trail; Grand Prairie, TX



**Larry Stone, PE, RPLS  
Associate/Civil Engineer/ OA/QC  
41 Years of Experience**

B.S. Civil Engineering Texas A&M  
University 1973

- Texas A&M Varsity Tennis Center; College Station, Texas
- Forney Community Park & Tennis Courts; Forney, TX (Merit Award in Design 2010)
- Old Settlers Park; Round Rock, TX
- Bicentennial Park; Southlake TX
- Fish Creek Trail; Grand Prairie, TX



**Clint Wofford, R.L.A., ASLA  
Vice President/Lead Designer  
21 Years of Experience**

B.L.A., Texas A&M University,  
1994

- Wagon Wheel Park, Phase I, II, III, & IV & Wagon Wheel Tennis Center; City of Coppell, TX (Merit Award in Design 2003)
- Richland Tennis Center; North Richland Hills, Texas
- Midlothian High School Tennis Courts (8)
- Aledo High School Tennis Courts (4)
- Keller High School Tennis Courts (8)
- Saginaw High School Tennis Courts (8)
- Northpark; Southlake, TX (Texas Recreation and Parks Society Design Award 2015)



**Delbert W. Hirst, R.L.A., ASLA  
Associate/Tennis Court  
Specialist  
38 Years of Experience**

B.S., Landscape Architecture,  
Texas A&M University, 1975

- University of Texas at Dallas - Tennis Center; Dallas, Texas
- Texas A&M Varsity Tennis Center; College Station, Texas
- Richland Tennis Center; North Richland Hills, Texas
- JW Dunlop Park Sports Complex; Arlington, TX
- Hurst Community Park; City of Hurst, TX
- Texas Star Recreation Complex; City of Euless, TX



**Mark Brohard, AIA  
Design Architect  
20 Years of Experience**

Bachelor of Science in  
Architecture: University of Texas at  
Arlington, 2000

Two year drafting degree: Charles  
Monroe Vocational – Technical  
Center, 1991

- North Park; Southlake, Texas
- Forney Community Park; Forney, Texas
- Bicentennial Park; Southlake, Texas
- NRH2O - North Richland Hills, Texas



**John M. Hewitt, PE, CFM  
Design Engineer**

Master of Science, Civil Engineering—University of Texas at Austin, 1987  
Bachelor of Science, Civil Engineering—University of Texas at Austin, 1981

Professional Engineer, Texas # 66142  
Certified Floodplain Manager, Texas #0755-05N

- Louise Hays Park Improvements, City of Kerrville, TX
- Kerrville Sports Complex, City of Kerrville, TX
- River Trail Section A Improvements, City of Kerrville, TX
- River Trail West Improvements, City of Kerrville, TX
- Hermann Park Master Plan—City of Houston, TX
- The Estates at Panther Creek, Kerr County, TX

**Kyle Hammock, P.E., Vice President  
Geotechnical**

Texas A&M University, B.S. Civil Engineering, 1987

Professional Engineer: Texas, No. 72962, 1992

- Modern Streetcar, VIA Metropolitan Transit, San Antonio, TX
- CoSA On-Call Geotechnical Engineering & Materials Testing Services, San Antonio, TX
- Geotechnical Engineering & Construction Materials Testing IDIQ, Bexar County, San Antonio, TX
- Street Reconstruction Projects, City of San Antonio, San Antonio, TX
- Evans Rd. Low Water Bridge Crossing Replacement, Bexar County, San Antonio, TX
- Corpus Christi 2008 Bond Projects, City of Corpus Christi, Corpus Christi, TX
- Spanish Governor's Palace, San Antonio, TX
- Medio Creek Wastewater Treatment Plant, SAWS, San Antonio, TX
- Western Watershed Sewer Relief Line, SAWS, San Antonio, TX
- Broadway Wastewater Treatment Plant, Corpus Christi, TX
- Kenedy Wastewater Treatment Plant Expansion, Kenedy, TX



**American Airlines Tennis Center Complex  
DFW, Texas**

## Related Project History

### Gabe Nesbitt Tennis Center Expansion McKinney, Texas

This tennis center expansion project provides for an additional 12 courts creating a 23-court, tournament level facility. The project also includes the expansion of the parking to support such a facility, a Playground (2-5 year old) within the Tennis Center, a Restroom/Pavilion within the Tennis Center, a large, public-use Playground (5-12 year old) with covered seating, a looping trail system connecting the surrounding residential areas to the Park and its amenities, and a Restroom/Maintenance Building that provides public restrooms and provides work/office space for the Park Maintenance Staff.

Year of project: Current

Project's original and final construction contract amounts (explain inconsistencies): Construction Budget = \$7 million, Project will go out to bid in mid to late Summer 2017.

Project Owner: City of McKinney

Name of Owner's representative (day-to-day liaison for the project): Jenny Baker, Manager of Park Development Services

Representative's Phone Number: 972.547.2644

Representative's E-mail: [jbaker@mckinneytexas.org](mailto:jbaker@mckinneytexas.org)



**University of Texas at Dallas - Tennis Center  
Dallas, Texas**

SRA was selected to design the new tennis center for the University of Texas at Dallas. The project consisted of providing lighted tennis courts where a baseball field once sat. Because the space was limited, only ten (10) courts were built. A plaza was placed between the two sets of 5 courts for viewing of matches and to provide a waiting area for participants. A shade structure provides two rows of terraced seating and three tables. The terraced seating was built into the slope next to the courts, as was an accessible ramp that switched back and forth down the slope. SRA was challenged to direct storm water into a newly designed swale to prevent heavy rains from running off the courts onto a nearby baseball field. Accessible parking and an accessible route to the courts was provided, as well.

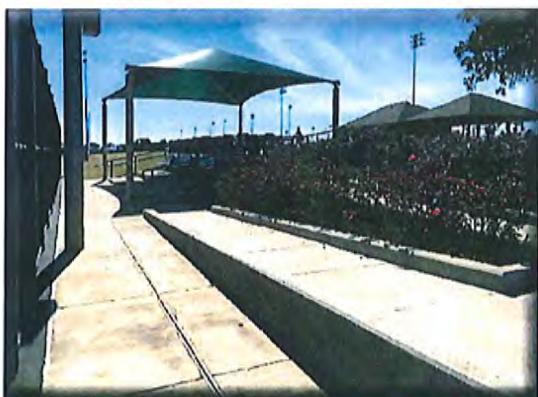
Year of project: Completed in 2013

Project's original and final construction contract amounts (explain inconsistencies): The original budget for the tennis center was \$800,000.00. SRA did several Opinions of Probable Construction Cost and communicated that the project scope would require approximately \$1,800,000.00. The Final Construction cost was \$1,764,000.00

Project Owner: University of Texas at Dallas

Name of Owner's representative (day-to-day liaison for the project): Douglas Tomlinson

Representative's Phone Number: 972.883.2141



## **Wagon Wheel Tennis Center Coppell, Texas**

Wagon Wheel Park sits on the site of a former ranch called "Wagon Wheel Ranch". The site's heritage was the inspiration for developing the Design Vocabulary that shaped not only the Architecture of the park but also its drainage, layout and site amenities. The result is a very special place for all the park's users.

This 153 acre park features passive elements and athletic fields that are blended into the heritage of the site with each phase adding to the overall vision.

**Phase I-** Features six baseball fields, parking and a sophisticated irrigation system capable of irrigating the entire park in six hours, as requested by the owner. The Concession/Restroom in the center of the baseball fields took its inspiration from an old Ranch House with a dog trot style Prairie Architecture of days gone by. The surrounding plaza also doubles as a fire lane as required by City code.

**Phase II-** Features 4 soccer fields and parking with shade structures reminiscent of feed troughs and a Concession/Restroom building which resembled an old abandoned barn. Adjacent to the barn is an outdoor seating area that appears to be a repurposed animal pen. The unique aspect of this space allows the park users to enjoy the character of the park while resting between games or celebrating a trophy presentation with a backdrop of a running windmill that has pumped water out and appears to have carved out a creek in the seating area adding to the story of the park.

**Phase III-** Continued the story of the ranch with the introduction of the Tennis Center. The construction of the initial 8 courts, of the 12 court master plan, took on the fabric and heritage of the park by designing the Concession/Restroom/Checkpoint to resemble a Ranch Hand's house. The continued use of stone and plant material and irregular walkways helped to tie the courts into the fabric of the park while still providing a country club level playing experience with shade structures, California corners, and courts in banks of two with lighting. SRA provided Civil Engineering, Architecture and Landscape Architecture for this five phase project.

Year of project: Completed in 2003

Project's original and final construction contract amounts (explain inconsistencies): \$1.3 million

Project Owner: City of Coppell

Name of Owner's representative (day-to-day liaison for the project): Brad Reid

Representative's Phone Number: 972.462.5100



## **Richland Tennis Center North Richland Hills, Texas**

The Richland Tennis Center is a joint use facility for the City of North Richland Hills and Birdville ISD located at Richland High School. The tennis court layout was designed to meet the needs of both the City and School District. A steering committee was developed comprised of representatives from the City Park Staff, School District, and the Tennis Pro to direct the design of a court layout that allows for tennis instruction while providing a country club playing experience for the citizens of North Richland Hills. As part of our design process the Key Stakeholders were taken on a "Tour of Courts" lead by SRA. The tour visited various country clubs and tennis facilities to determine a level of expectation for the proposed tennis center. The process led to the design of a series of courts for tournament play with a hierarchy of courts- more utilitarian courts for instruction, courts with seating for tournament play and a championship court which is sunken with terraces to allow for flexible seating and additional seating for large event matches. The terraces allow temporary bleachers to be added for the ability to increase the seating capacity by 300%.



**SRA provided master planning services, construction documents, and TP&WD grant application assistance for the tennis center. The center includes 13 practice courts, two match courts, and one sunken championship court, a full service pro shop and a playground.**

**The Richland Tennis Center project won the 1998 Park Design Excellence Award from the Texas Recreation and Park Society, the United States Tennis Association's 1998 Outstanding Public Tennis Facility, Tennis Industry Magazine's 1997 Court-of-the-Year Award, and the United States Tennis Court and Track Builders Association 1997 Outstanding Tennis Facility Award.**

Year of project: Completed in 1997

Project's original and final construction contract amounts (explain inconsistencies): \$2.3 million

Project Owner: City of North Richland Hills

Name of Owner's representative (day-to-day liaison for the project): Senior Park Planner - City of North Richland Hills

Representative's Phone Number: 817.427.6622



**Texas A&M Varsity Tennis Center  
College Station, Texas**

SRA was selected by the Board of Regents to serve as prime design consultant for the new varsity tennis center. The project included 12 courts, spectator seating for 1,500, team dressing facilities, public restroom/concession facilities, parking, landscaping and other amenities such as locker rooms for both men and women's teams, a full size training room, a player's lounge, head coaches offices and offices for the assistant coaches.

Since 2001, Texas A&M has hosted four NCAA Championships. Only a handful of schools have had the honor to host the Championships, a premier college sporting event. This project was designed in association with EMO Architects, Inc. In 2000, the Texas A&M Varsity Tennis Center was named Court of the Year by Tennis Industry Magazine. The year before, it received the United States Tennis Association's Outstanding Facility Award.

Year of project: Completed in 1998

Project's original and final construction contract amounts (explain inconsistencies): \$3,600,000

Project Owner: Texas A&M

Name of Owner's representative (day-to-day liaison for the project): James M. Davidson, AIA

Representative's Phone Number: 979.458.7004



## **Agenda Item:**

7A. Kerrville Festival of the Arts post event report. (staff)

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

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**SUBJECT:** Kerrville's Festival of the Arts Post Event Report

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 20, 2017

**SUBMITTED BY:** Ashlea Boyle  
Director of Parks and Recreation

**CLEARANCES:** E.A. Hoppe  
Deputy City Manager

**EXHIBITS:**

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *KH*

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Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

Pursuant to the FY17 adopted budget, the City of Kerrville funded four special events through the hotel / motel occupancy tax funds for a total of \$100,000. Each event is eligible for a maximum reimbursement of \$25,000. The four events are *Kerrville's Festival of the Arts*, *Kerrville's Fourth on the River*, *Kerrville Chalk Festival*, and the *Kerrville Triathlon Festival*. These events were approved for funding based on the economic impact to the community associated with heads in beds. These events are community wide special events that not only attract local residents, but non-local visitors as the majority.

Each event organization has been asked to provide a post event report to the City Council after the conclusion of event.

*Kerrville's Festival of the Arts* was held Memorial Day Weekend. A representative from the organization will be providing this report.

**RECOMMENDED ACTION**

This report is for information only. No action is required.

## **Agenda Item:**

7B. Budget and economic update. (staff)

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

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**SUBJECT:** Budget/Economic Update Ending May 31, 2017

**FOR AGENDA OF:** June 27, 2017 **DATE SUBMITTED:** June 15, 2017

**SUBMITTED BY:** Sandra Yarbrough *SMY* **CLEARANCES:** Mark McDaniel  
Director of Finance City Manager

**EXHIBITS:** Budget and Economic Update

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *MM*

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Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

General Fund revenues received as of May 31, 2017 are \$22,964,858 or 82.87% of budget with expenses at \$18,397,324 or at 66.39% of budget. Property tax collections were 98.71% of budget and 2.11% over same period in prior year. The bulk of property tax was collected by the January 31 deadline; collections in the following months will be in smaller increments and considered delinquent with penalty and interest also due. Sales tax collections are at 69.34% of budget and 4.72% over same time period in prior year. May sales tax collections reflect local retail sales in March. Both revenues and expenses for the General Fund increased over the prior year due to the budget amendments approved by city council on January 24, 2017 for the sale of earthen fill material from a General Fund asset and allocated such funds received to the General Capital Improvement Fund for future capital improvements and on April 25, 2017 to transfer a portion of funds above the self-imposed 25% reserve fund balance to the General Fixed Asset Replacement Fund for future appropriations to replacement of vehicles and equipment.

Water and Sewer Fund revenues received as of May 31, 2017 are \$7,374,864 or 60.99% of budget with expense at \$7,398,997 or 61.19% of budget. Water sales are 57.74% of budget and 1.54% over same period prior year. Sewer service is at 63.54% of budget and 2.27% over same time period in prior year. Both water and sewer sales are expected to increase with landscape watering during the warmer months and depending on the amount of rainfall received.

Hotel Motel Fund revenue received as of May 31, 2017 is \$760,398 or 69.20% of budget with expenses at \$731,450 or 68.36% of budget. May occupancy tax collections were collected

locally in April from persons visiting Kerrville. Revenues increased over the prior year due to new conference and automotive groups holding functions in the Hill Country. It is anticipated that revenues will continue to increase with tourist season.

Community Investment Plan most active projects are shown with some nearing completion. Shown is the project budgeted amount, invoices paid during current month, project to date expense, and remaining funds available for project. This report reflects financial activity only and does not reflect percentage or status of project completion.

Permits issued for new residential locations since October 2016 were 32.

Value of new and remodel commercial permits issued in May was \$2,550,000. Commercial permits issued for new locations and major improvements are an estimated value of \$16,535,838 for fiscal year-to-date.

Property values or increase in property value for new construction and major improvements for residential and commercial sites will be reflected on the property tax roll in the tax year following completion of construction or improvements.

Real estate transactions remain steady with a moderate inventory available.

Unemployment at national, state, and local levels has remained at a relatively low percentage for several months.

Active water accounts billed in May – 10,968 residential units, 1,560 commercial units, 517 irrigation meters.

Active sewer accounts billed in May – 10,739 residential units, 1,283 commercial units.

Active garbage accounts billed in May - 8,074 residential only.

#### **RECOMMENDED ACTION**

Report is for information purposes only, no action required.

## Budget and Economic Update

Month ending May 31, 2017

	Current Month	Y-T-D Total	Budget @ 66.67%	Prior Year To-Date	% change vs prior year
<b>General Fund</b>					
<b>Total Revenues</b>	<b>\$ 1,395,631</b>	<b>\$ 22,964,858</b>	<b>82.87%</b>	<b>\$ 19,250,200</b>	<b>19.30%</b>
Property tax	\$ 47,232	\$ 8,878,420	98.71%	\$ 8,695,352	2.11%
Sales tax	\$ 617,452	\$ 4,466,765	69.34%	\$ 4,265,445	4.72%
<b>Total Expenditures</b>	<b>\$ 1,935,190</b>	<b>\$ 18,397,324</b>	<b>66.39%</b>	<b>\$ 14,721,491</b>	<b>24.97%</b>
<b>Water and Sewer Fund</b>					
<b>Total Revenues</b>	<b>\$ 944,218</b>	<b>\$ 7,374,864</b>	<b>60.99%</b>	<b>\$ 7,378,196</b>	<b>-0.05%</b>
Water Sales	\$ 439,994	\$ 3,321,138	57.74%	\$ 3,270,673	1.54%
Sewer Service	\$ 441,788	\$ 3,528,508	63.54%	\$ 3,450,308	2.27%
<b>Total Expenditures</b>	<b>\$ 870,058</b>	<b>\$ 7,398,997</b>	<b>61.19%</b>	<b>\$ 6,827,384</b>	<b>8.37%</b>
<b>Hotel/Motel Fund</b>					
<b>Total Revenues</b>	<b>\$ 123,563</b>	<b>\$ 760,398</b>	<b>69.20%</b>	<b>\$ 640,523</b>	<b>18.72%</b>
<b>Total Expenditures</b>	<b>\$ 231,250</b>	<b>\$ 731,450</b>	<b>68.36%</b>	<b>\$ 707,850</b>	<b>3.33%</b>

Community Investment Plan	Project Budget	Current Month	P-T-D Expense	Project Budget Balance
Landfill Permitting	\$ 757,895	\$ 17,005	\$ 274,601	\$ 483,294
Library Campus - History Center	\$ 693,206	\$ -	\$ 630,971	\$ 62,235
Reuse System	\$ 21,600,000	\$ 413,013	\$ 6,737,024	\$ 14,862,976
River Trail	\$ 6,000,000	\$ -	\$ 5,203,966	\$ 796,034
Kerrville Sports Complex	\$ 10,500,000	\$ 708,600	\$ 7,789,448	\$ 2,710,552
Sports Complex Field House	\$ 2,196,000	\$ 242,845	\$ 561,644	\$ 1,634,356
Tennis Center	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000
THM/Tank Repaint	\$ 1,764,100	\$ -	\$ 771,014	\$ 993,086
Utility Construction Building	\$ 1,450,000	\$ 145,847	\$ 1,243,062	\$ 206,938

Development Activities:			Housing - May (Source: Kerrville Board of Realtors)		
<b>Residential</b>		<b>Commercial</b>	485 active residential listings; 58 residential sales May 2017		
Oct 6	\$ 1,523,000		\$14,468,991 total residential sales dollars May 2017		
Nov 4	\$ 1,500,000		\$76,393,771 total residential sales dollars Y-T-D 2017		
Dec 4	\$ 500,000				
Jan 4	\$ 3,500,000				
Feb 3	\$ 254,000				
Mar 4	\$ 6,644,950				
Apr 2	\$ 63,888				
May 5	\$ 2,550,000				
			Unemployment - April (Source: Texas Workforce Commission)		
			National	4.1%	
			Texas	4.5%	
			Local	3.6%	
			Utility Accounts Billed - May:		
			Water - Residential units - 10,968; Commercial units - 1,560; Irrigation - 517		
			Sewer- Residential units - 10,739; Commercial units - 1,283		
			Garbage - Curbside - residential only - 8,074		
YTD	32	\$ 16,535,838			

## **Agenda Item:**

8A. Mayor's Youth Advisory Council. (staff)

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

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**SUBJECT:** Appointments to the Mayor's Youth Advisory Council

**FOR AGENDA OF:** June 27, 2017

**DATE SUBMITTED:** June 21, 2017

**SUBMITTED BY:** Kaitlin Berry  
Public Information Officer

**CLEARANCES:** Mark McDaniel  
City Manager

**EXHIBITS:**

**AGENDA MAILED TO:**

**APPROVED FOR SUBMITTAL BY CITY MANAGER:** *KMB*

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Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

**PAYMENT TO BE MADE TO:**

**REVIEWED BY THE DIRECTOR OF FINANCE:**

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**SUMMARY STATEMENT**

Consider appointments to the Mayor's Youth Advisory Council.

The Mayor's Youth Advisory Council is composed of 15 regular members and three alternates. There are currently three vacancies. Members are appointed to serve a term of one school year, from September to May. Representatives can serve a maximum of four terms.

The City of Kerrville has three applications on file: Cadie Buchanan, Grace Guerriero and Trey Layton.

All applicants meet the minimum requirements for consideration.

**RECOMMENDED ACTION**

Consider appointments to the Mayor's Youth Advisory Council.

**MAYOR'S YOUTH ADVISORY COUNCIL**

	<u>Telephone</u>	<u>Orig. Appt.</u>	<u>Exp. Date</u>
GARCIA, ROMAN 934 Pecan Street	370-1649	06-13-17	05-31-18
GARCIA, SYDNEY 118 Cedar Way	377-8411	06/13/17	05-31-18
HALL, MARIA 160 Stephen F. Austin Dr.	285-9502	06/13/17	05-31-18
KEEN, CHLOE 3613 Ranch View Court	496-1040	06/13/17	05-31-18
LE, ZHENGJUN 717 Hill Country Dr. #3107	505-559-3993	06/13/17	05-31-18
McCUTCHEON, KALEB 1257 Horizon Blvd.	895-0596	06/13/17	05-31-18
MURPHY, MOLLY 246 Oak Wood Road	817-659-8513	06/13/17	05-31-18
OLMSTED, MASON P.O. Box 804, Hunt	214-715-0220	06/13/17	05-31-18
ROBERTS, MASON 181 Beverly Hills Lane	928-9915	06/13/17	05-31-18
SCOCCIA, ILEANA 1900 Summit Top Dr.	992-9084	06/13/17	05-31-18
TRAN, JESSICA 1909 Summit Ridge Drive	512-203-5715	06/13/17	05-31-18
TRAYLOR, JONATHAN (JETT)	777-9935	06/13/17	05-31-18
509 Peterson Dr. #107			
VACANT			05-31-18
VACANT			05-31-18
VACANT			05-31-18
<b>ALTERNATE:</b> SMITH, AIDAN 34 Antelope Trail	928-3227	06/13/17	05-31-18

**COUNCIL EX-OFFICIO:** Bonnie White, [Bonnie.White@kerrilletx.gov](mailto:Bonnie.White@kerrilletx.gov)

**City Staff:**

Kaitlin Berry, (830) 258-1116, [kaitlin.berry@kerrilletx.gov](mailto:kaitlin.berry@kerrilletx.gov)

Qualifications: Resident of the county and current student in grades 9-12.

**Purpose:**

- Provide input from a youthful point of view for the Kerrville City Council on community affairs and issues.
- Provide an overview of the complexity and variety of opportunities through public service;
- Empower youth from various backgrounds to become active members in their community, encouraging them to have an everlasting effect on the future of the city;
- Develop youth leaders committed to learning about local government and the roles they can have in it;
- Make a difference in the community and in the lives of youth; and
- Provide valuable youth perspectives that will focus on volunteerism, community service and providing feedback to the Mayor and city leadership.

Term of Office: One School Year

Quorum: Eight

Number of Members: Fifteen and one alternate

Meeting Time & Place: Second Thursday of each month during the school year; 4:30 p.m.; City Hall Upstairs Conference Room.

Established by City Council vote on November 10, 2015

Revised: May 8, 2017