



**KERRVILLE CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING, MAY 14, 2019, 6:00 PM
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS**

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

CALL TO ORDER:

Mayor Bill Blackburn

INVOCATION:

Offered by Councilmember Judy Eychner

PLEDGE OF ALLEGIANCE TO THE FLAG:

Led by Councilmember Judy Eychner

1 ANNOUNCEMENTS OF COMMUNITY INTEREST:

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

2 VISITORS/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. City Council may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers will be limited to the first ten speakers, and each speaker is limited to four minutes.

3 PRESENTATIONS:

3.A. Proclamation: Schreiner University Shooting Sports - Clay Target National Champions.

Attachments:

[20190514_Proclamation_Schreiner University National Champion Shotgun Team Day May 2019.pdf](#)

3.B. Proclamation: National Police Memorial Week - May 12-18, 2019.

Attachments:

[20190514_Proclamation_National Police Memorial Week May 2019.pdf](#)

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

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: May 20, 2019 at 4:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon

Shelley McElhannon, City Secretary, City of Kerrville, Texas

3.C. Proclamation: Mental Health Month - May 2019.

Attachments:

[20190514_Proclamation_Mental Health Month May 2019.pdf](#)

3.D. Proclamation: Williams Syndrome Awareness Month - May 2019.

Attachments:

[20190514_Proclamation_Williams Syndrome Awareness Month May 2019.pdf](#)



3.E. Certificate of Recognition to the 2018-2019 Tivy Art Class.

Attachments:

[20190514_Recognition_Tivy Art Class.pdf](#)

3.F. Present Commendations to Kerrville Youth Advisory Committee members, for serving on the 2018-2019 Kerrville Youth Advisory Committee.

Attachments:

[20190514_Commendation_KYAC Members.pdf](#)

4 CONSENT AGENDA:

These items are considered routine and can be approved in one motion unless a Councilmember asks for separate consideration of an item. It is recommended that the City Council approve the following items which will grant the Mayor or City Manager the authority to take all actions necessary for each approval:

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

Attachments:

[20190514_Minutes_Regular Council Meeting 4-09-19 v2.pdf](#)

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

Attachments:

[20190514_Minutes_Regular Council Meeting 4-23-19.pdf](#)

END OF CONSENT AGENDA

5 PUBLIC HEARING AND ORDINANCES, FIRST READING:

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

Attachments:

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

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

6 ORDINANCES, SECOND READING:

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



dollars (\$2,000); ordering publication; and providing other matters relating to the subject. (File No. 2019-019)

Attachments:

[20190514_Ordinance_2019-08 Zoning - 100 Concho Drive.pdf](#)

[20190514_LocationMap_2019-019 - Zoning - 100 Concho.pdf](#)

[20190514_2019-019_MetesBounds.pdf](#)

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

Attachments:

[20190514_Ordinance_2019-07 Zoning - 2011 Easy Street.pdf](#)

[20190514_LocationMap_2019-006 - Zoning - 2011 Easy.pdf](#)

[20190514_2019-006_MetesBounds.pdf](#)

7 INFORMATION & DISCUSSION:

- 7.A. Presentation from the Kerrville Youth Advisory Committee.

Attachments:

[20190514_Report_KYAC to City Council.pdf](#)

8 BOARD APPOINTMENTS:

- 8.A. Appointment of Mayor Pro Tem. (This item is eligible for discussion in Executive Session, Section 551.074.)

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

9 ITEMS FOR FUTURE AGENDAS:

City Council may suggest items or topics for future agendas.

10 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.

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

ADJOURNMENT.



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

SUBJECT: Proclamation: Schreiner University Shooting Sports - Clay Target National Champions.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 25, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Proclamation_Schreiner University National Champion Shotgun Team Day May 2019.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Mayor Blackburn to present the Schreiner University Shooting Sports Team a proclamation as Clay Target National Champions.

RECOMMENDED ACTION:

Recognize the Schreiner University Shooting Sports - Clay Target National Championship Team.

PROCLAMATION

- WHEREAS,** Schreiner University Shotgun Team, while new to Varsity Programs is in their 13th year of competition. All shooting team members are expected to maintain minimum grade standards, attend weekly practices, quarterly fundraising events, classroom sessions and display a respectful image on the field online, and in the classroom; and
- WHEREAS,** The team has won the Division III Runner-Up title in 2014, 2015, 2016 and 2017. The team won the National Championship- Division II in 2018; and
- WHEREAS,** This year the Schreiner University Shotgun Team coached by Robert Davis took 29 student athletes to the D1 National Championship; and
- WHEREAS,** The Schreiner Team competed in six events with each competitor shooting 600 targets over four days breaking a total of 2498 of 2600 targets, earning them the title of the ACUI Collegiate Clay Target National Champions.

NOW, THEREFORE, I, Bill Blackburn, Mayor of the City of Kerrville, Texas, do hereby proclaim May 14, 2019 as

Schreiner University National Champion Shotgun Team Day

in the City of Kerrville and urge all citizens to join with me on this day in honoring these student-athletes and their contributions to our community.



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

Bill Blackburn, Mayor



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

SUBJECT: Proclamation: National Police Memorial Week - May 12-18, 2019.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 25, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Proclamation_National Police Memorial Week May 2019.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Mayor Blackburn to recognize the National Police Memorial Week 2019.

RECOMMENDED ACTION:

Recognize and honor all men and women in the service of law enforcement.

PROCLAMATION

- WHEREAS,** *In 1962, President John F. Kennedy signed a proclamation which designated May 15 as Peace Officers Memorial Day and the week in which that date falls as National Police Week; and*
- WHEREAS,** *To honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting communities and safeguarding democracy; and*
- WHEREAS,** *There are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Kerrville Police Department, Ingram Police Department, Kerr County Sheriff's Department, Texas Department of Public Safety, and other surrounding agencies; and*
- WHEREAS,** *Since the first recorded death in 1791, more than 21,000 law enforcement officers in the United States have made the ultimate sacrifice and have been killed in the line of duty; and*
- WHEREAS,** *The names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C., and 371 names of fallen heroes are being added in 2019; and*
- WHEREAS,** *May 15, 2019 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;*

NOW, THEREFORE, I, the Mayor of the City of Kerrville, Texas, do formally designate May 12 – 18, 2019, as

“NATIONAL POLICE MEMORIAL WEEK”

in the city of Kerrville, and ask all citizens to honor these men and women in the service of law enforcement in our community, and in communities across the nation.



IN WITNESS WHEREOF, I have
Hereunto set my hand and caused the
Seal of the City of Kerrville to be affixed
hereto, the 14 day of May, 2019.

Bill Blackburn, Mayor



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

SUBJECT: Proclamation: Mental Health Month - May 2019.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: May 02, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Proclamation_Mental Health Month May 2019.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Mayor Blackburn to present the May 2019 as Mental Health month Proclamation.

RECOMMENDED ACTION:

Recognize May 2019 as Mental Health month in Kerrville Texas, and honor the Volunteer Services Council for the Kerrville State Hospital and the National Alliance on Mental Illness (NAMI) in Shattering the Stigma of Mental Illness.

PROCLAMATION

- WHEREAS,** *Mental Health is essential to everyone's overall health and well-being; and*
- WHEREAS,** *All Americans experience times of difficulty and stress in their lives; and*
- WHEREAS,** *Prevention is an effective way to reduce the burden of mental health conditions; and*
- WHEREAS,** *There is a strong research that animal companionship, humor, spirituality, religion, recreation, social connections, and work-life balance can help all Americans protect their health and well-being; and*
- WHEREAS,** *Mental Health conditions are real and prevalent in our nation; and*
- WHEREAS,** *With effective treatment, those individuals with mental health and other chronic health conditions can recover and lead full, productive lives; and*
- WHEREAS,** *Each business, school, government agency, healthcare provider, organization and citizen share the burden of mental health problems and has a responsibility to promote mental wellness and support prevention efforts.*
- WHEREAS,** *Together we must recognize Volunteer Services Council for Kerrville State Hospital and National Alliance on Mental Illness Kerrville Affiliate for their work to diligently Shatter the Stigma of Mental Illness and promote the awareness of Mental Health.*

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

“Mental Health Month”

in the city of Kerrville, and call upon the citizens, government agencies, public and private institutions, businesses and schools in Kerrville to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

IN WITNESS WHEREOF, I have
Hereunto set my hand and caused the
Seal of the City of Kerrville to be affixed
hereto, the 14 day of May, 2019.

Bill Blackburn, Mayor





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

SUBJECT: Proclamation: Williams Syndrome Awareness Month - May 2019.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 26, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Proclamation_Williams Syndrome Awareness Month May 2019.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Mayor Blackburn to present the Williams Syndrome Awareness Month Proclamation.

RECOMMENDED ACTION:

Recognize Williams Syndrome Awareness Month as May 2019.

PROCLAMATION

- WHEREAS,** Williams Syndrome is a rare genetic developmental disorder that is present at birth, and affects many parts of the body; and
- WHEREAS,** Williams Syndrome occurs randomly in about 1 in 10,000 births worldwide with an estimated 20,000 to 30,000 in the United States; and
- WHEREAS,** Williams Syndrome is characterized by medical and cognitive problems including cardiovascular disease, developmental delays, learning disabilities, and occurs equally in both males and females and in every culture; and
- WHEREAS,** The Williams Syndrome Association (WSA), founded in 1982, is a non-profit organization that provides comprehensive resources for people and families living with Williams Syndrome as well as doctors, researchers, and educators; and
- WHEREAS,** Through its efforts to raise public awareness, fund critical new research, share valuable information, and support families, the WSA has improved the quality of life and futures of those affected by Williams Syndrome; and
- WHEREAS,** The Williams Syndrome Association as well as the families and friends of those with Williams Syndrome should be commended for their hard work, compassion, and commitment to educating our communities about this rare disorder,

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

“Williams Syndrome Awareness Month”

in the City of Kerrville, and urge our fellow citizens to recognize that the Williams Syndrome Association and the families and friends of those with Williams should be commended for their hard work, compassion, and courage for educating the country about this rare disorder.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused the
seal of the City of Kerrville to be affixed
this 14 day of May, 2019.

Bill Blackburn, Mayor





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

SUBJECT: Certificate of Recognition to the 2018-2019 Tivy Art Class.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: May 09, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Recognition_Tivy Art Class.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	D - Downtown Revitalization
Guiding Principle	D1. Create a “living room” for the community and a “front door” for visitors—a full-service destination that attracts anchor uses and increased residential and mixed-use development.
Action Item	D1.4 - Consider installing iconic artwork in the Downtown

SUMMARY STATEMENT:

Recognition to the 2018-19 Tivy Art Class for bring art to Downtown Kerrville.

RECOMMENDED ACTION:

Present Certificate of Recognition.

Certificate of Recognition

is hereby presented to

The 2018-2019 Tivy Art Class

This Certificate of Recognition is being presented to the 2018-19 Tivy Art Class for their art mural located on the side wall of Pop Hair Art on Clay Street. The project was made possible through a "grass roots" community effort involving students, Clay Street businesses and many others.

The City of Kerrville congratulates the Tivy Art Class for bringing art to downtown Kerrville and for their support of the Kerrville Urban Trail System (KUTS) project.



Hereunto set my hand and caused
the Seal of the City Kerrville to be affixed
hereto the 14 day of May, 2019.

Bill Blackburn, Mayor



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

SUBJECT: Present Commendations to Kerrville Youth Advisory Committee members,
for serving on the 2018-2019 Kerrville Youth Advisory Committee.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: May 09, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Commendation_KYAC Members.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Recognize the members of the 2018-2019 Kerrville Youth Advisory Committee.

RECOMMENDED ACTION:

Present Commendations.



City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, KINDAL BROWN has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, KINDAL BROWN has served faithfully and dutifully on said board;

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


That **KINDAL BROWN** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.
ATTEST:


Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, CATHARINE BUCHANAN has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, CATHARINE BUCHANAN has served faithfully and dutifully on said board;

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

That **CATHARINE BUCHANAN** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

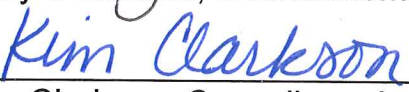
Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, KAYLA BUCK has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, KAYLA BUCK has served faithfully and dutifully on said board;

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


That **KAYLA BUCK** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.
ATTEST:


Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, BLAKE COE has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, BLAKE COE has served faithfully and dutifully on said board;

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

That **BLAKE COE** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

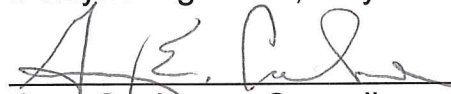
PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:


Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, KISARA DANG has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, KISARA DANG has served faithfully and dutifully on said board;

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

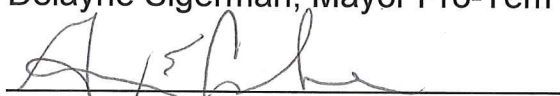
That **KISARA DANG** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.
ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, DAPHNE DOZIER has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, DAPHNE DOZIER has served faithfully and dutifully on said board;

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

That **DAPHNE DOZIER** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem

Gary Cochrane, Councilmember

Kim Clarkson

Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, ROMAN GARCIA has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, ROMAN GARCIA has served faithfully and dutifully on said board;

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

That **ROMAN GARCIA** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.


PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochran, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, GRACE GUERRIERO has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, GRACE GUERRIERO has served faithfully and dutifully on said board;

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

That **GRACE GUERRIERO** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem

Gary Cochrane, Councilmember

Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, MARIA HALL has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, MARIA HALL has served faithfully and dutifully on said board;

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


That **MARIA HALL** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.
ATTEST:


Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, EMILY HOLEKAMP has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, EMILY HOLEKAMP has served faithfully and dutifully on said board;

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

That **EMILY HOLEKAMP** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochran, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, MOLLY MURPHY has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, MOLLY MURPHY has served faithfully and dutifully on said board;

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

That **MOLLY MURPHY** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.


PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochran, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, GAZELLE SCHREINER has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, GAZELLE SCHREINER has served faithfully and dutifully on said board;

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

That **GAZELLE SCHREINER** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, ILEANA SCOCCIA has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, ILEANA SCOCCIA has served faithfully and dutifully on said board;

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

That **ILEANA SCOCCIA** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem

Gary Cochrane, Councilmember

Kim Clarkson

Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, JESSICA TRAN has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, JESSICA TRAN has served faithfully and dutifully on said board;

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

That **JESSICA TRAN** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.

PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:

Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





City of Kerrville

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RESOLUTION OF COMMENDATION

WHEREAS, KIRK WATSON has served as a member of Kerrville Youth Advisory Council with the date of service beginning September 11, 2018, and

WHEREAS, KIRK WATSON has served faithfully and dutifully on said board;

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

That **KIRK WATSON** be recognized for outstanding service as a member of the Kerrville Youth Advisory Council, and that on behalf of the citizens of Kerrville, as well as for ourselves individually, we wish to express our sincere appreciation for contributions to the city and the community.


PASSED AND APPROVED, this the ____ day of _____, 2019.

ATTEST:


Shelley McElhannon, City Secretary

Bill Blackburn, Mayor

Delayne Sigerman, Mayor Pro-Tem



Gary Cochrane, Councilmember



Kim Clarkson, Councilmember

Judy Eychner, Councilmember





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

SUBJECT: Minutes for the regular City Council meeting held April 09, 2019.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 25, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Minutes_Regular Council Meeting 4-09-19 v2.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Revised minutes for the City Council meeting held on April 09, 2019, at the Kerrville City Hall Council Chambers, 701 Main Street.

RECOMMENDED ACTION:

Approve the minutes as presented.

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
APRIL 09, 2019

On April 09, 2019, at 6:00 p.m. the meeting was called to order by Mayor Bill Blackburn in the City Hall Council Chambers at 701 Main Street. The invocation was offered by Clinton Thomas, followed by the Pledge of Allegiance led by Michael Chapman.

COUNCILMEMBERS PRESENT:

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

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Mark McDaniel	City Manager
Mike Hayes	City Attorney
Shelley McElhannon	City Secretary
Stuart Cunyus	Public Information Officer
Amy Dozier	Director of Finance
David Knight	Chief of Police
Kim Meisner	Executive Director for General Operations
Drew Paxton	Executive Director of Development Services
Dannie Smith	Fire Chief

VISITORS PRESENT: List on file in City Secretary's Office for the required retention period.

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Items of Interest to the Community were presented by Stuart Cunyus, Councilmember Judy Eychner, Mayor Blackburn and Councilmember Vincent Voelkel.

2. VISITORS FORUM:

The following persons spoke:

- Marcus Wennrich
- Glenn Andrew
- Jack Pratt
- Clinton Thomas Jr.
- Larry Gumm

3. PRESENTATIONS:

3A. Mayor Blackburn presented a Certificate of Recognition to the Tivy Lady Antlers' Basketball Team, State Semi-Finalists.

3B. Mayor Blackburn presented Resolution of Commendations to James Gardner, John Harrison, Diane McMahon, and Bedford Mitchell, for their service on the Parks and Recreation Advisory Board.

3C. Mayor Blackburn presented a Proclamation to CASA, the Hill Country Crisis Council, the Child Protective Services, and the Child Services Board, represented by Stephanie Cash, Kellie Early, Brent Ives, and Shannon Walker, proclaiming April 2019 as Child Abuse Prevention and Awareness Month.

4. CONSENT AGENDA:

Councilmember George Baroody requested to pull item 4B from the Consent Agenda. Councilmember Eychner moved to approve items 4A, 4C, 4D, 4E as presented. Councilmember Delayne Sigerman seconded, and the motion passed 5-0.

4A. Authorize the execution of a construction contract with Intermountain Slurry Seal, Inc. for the 2019 Slurry Seal project in an amount of \$170,182.75.

4C. Minutes for the City Council Workshop held March 19, 2019.

4D. Minutes for the Kerrville City Council and Planning and Zoning Commission Joint Workshop held March 19, 2019.

4E. Minutes for the regular City Council meeting held March 26, 2019.

END OF CONSENT AGENDA:

4B. Project Funding Agreement between the Economic Improvement Corporation and the City of Kerrville for Downtown Parking Garage and Streetscape improvements.

Mayor Blackburn opened the discussion.

Kyle Burow presented information and responded to questions.

Mayor Blackburn closed the discussion.

Councilmember Eychner moved to accept and approve the Project Funding Agreement for the Downtown Parking Garage. Councilmember Baroody seconded, and the motion passed 5-0.

5. CONSIDERATION AND POSSIBLE ACTION:

5A. Bill of Sale authorizing donation of Fire Department Pumper Truck with the Hunt Volunteer Fire Department.

Chief Smith presented information.

Councilmember Sigerman moved to approve the Transfer of Vehicle agreement, as presented. Councilmember Eychner seconded, and the motion passed 5-0.

5B. Consider de-annexation of property at 1120 Spur 100 and 863 Spur 100. Requested by property owner Christy Duran.

Mayor Blackburn opened the discussion.

Property owners Mark Duran and Christy Duran presented information and responded to questions.

Mike Hayes responded to questions.

Drew Paxton and Stuart Barron presented information.

Mayor Blackburn closed the discussion.

Mayor Blackburn made a motion to deny the de-annexation of the property. Councilmember Eychner seconded, and the motion to deny passed 5-0.

5C. Discussion, review and possible action regarding the City Council decision to constructively remove Councilmember George Baroody from office at the special meeting called on November 8, 2018. Requested by and presented by Councilmember Baroody and Attorney Roger Gordon.

Councilmember Baroody presented information.

Attorney Roger Gordon presented information on behalf of Councilmember Baroody.

Citizen Glenn Andrew spoke.

Citizen Brenda Craig spoke.

Citizen Jack Pratt spoke.

Citizen Bruce Stracke spoke.

Citizen Mary Ellen Summerlin spoke.

Citizen Jim Bilta signed up to speak, but passed on his opportunity to speak when called.

Citizen Michael Sigerman spoke.

No action taken.

6. INFORMATION AND DISCUSSION:

6A. Presentation clarifying status of City of Kerrville debt supported by ad valorem taxes. Requested by and presented by Councilmember Baroody.

Councilmember Baroody presented information.

Ms. Dozier presented information and responded to questions.

Citizen Brenda Craig spoke.

Citizen John Harrison spoke.

Citizen Jack Pratt spoke.

Citizen Bruce Stracke.

Citizen Mary Ellen Summerlin.

A citizen signed up to speak about Item 6A during Ms. Dozier's presentation of Item 6A. The citizen did not register to speak in advance, but registered to speak after Item 6A had been read into the record, after the number of registered citizen speakers had been acknowledged by Mayor Blackburn, and after the presentation began.

Councilmember Baroody made a motion to let the citizen talk, and the motion was seconded by Councilmember Voelkel. The motion failed 2-3, with Councilmember Baroody and Councilmember Voelkel voting in favor, and Mayor Blackburn, Councilmember Eychner, and Councilmember Sigerman voting against.

7. BOARD APPOINTMENTS:

7A. Appointment to the Joint Kerrville and Kerr County Airport Board.

Board Chair Ed Livermore spoke, and introduced nominee Trey Atkission.

Councilmember Eycher moved to approve Trey Atkission as the new board member on the Airport Board. Councilmember Voelkel seconded, and the motion passed 5-0.

7B. Appointment to the Kerrville Public Utility Board Trustee Position One.

Mike Wittler presented three nominations for the Kerrville Public Utility Board Trustee Position One.

Citizen Bill Morgan signed up to speak, but passed on his opportunity to speak when called.

Mayor Blackburn moved to approve Mark Cowden as the new board member for the Kerrville Public Utility Board Trustee Position One. Councilmember Eychner seconded. Discussion among Council followed. The motion passed 5-0.

7C. Appointment to the Recovery Community Coalition.

Councilmember Eycher moved to appoint Brian Brannon as the new board member on the Recovery Community Coalition. Councilmember Voelkel seconded, and the motion passed 5-0.

8. ITEMS FOR FUTURE AGENDAS:

- Thoroughfare Plan review – specifically Bearskin Road to Ranchero Road (Blackburn)
- “Water Now” conference presentation (Baroody)

9. EXECUTIVE SESSION:

None.

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

None.

11. ADJOURNMENT.

The meeting was adjourned at 8:27 p.m.

APPROVED: _____
Bill Blackburn, Mayor

ATTEST: _____
Shelley McElhannon, City Secretary



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

SUBJECT: Minutes for the regular City Council meeting held April 23, 2019.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS: [20190514_Minutes_Regular Council Meeting 4-23-19.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Minutes for the City Council meeting held on April 23, 2019, at the Kerrville City Hall Council Chambers, 701 Main Street.

RECOMMENDED ACTION:

Approve minutes as presented.

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
APRIL 23, 2019

On April 23, 2019, at 6:00 p.m. the meeting was called to order by Mayor Bill Blackburn in the City Hall Council Chambers at 701 Main Street. The invocation was offered by Councilmember George Baroody, followed by the Pledge of Allegiance led by Councilmember Baroody.

COUNCILMEMBERS PRESENT:

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

COUNCILMEMBER ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

E.A. Hoppe	Deputy City Manager
Mike Hayes	City Attorney
Shelley McElhannon	City Secretary
Stuart Barron	Director of Public Works
Stuart Cunyus	Public Information Officer
Amy Dozier	Director of Finance
David Knight	Chief of Police
Kim Meisner	Executive Director for General Operations
Rebecca Pacini	Chief Planning Officer
Drew Paxton	Executive Director of Development Services
Dannie Smith	Fire Chief

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

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Items of Interest to the Community were presented by Stuart Cunyus, Mayor Blackburn and Councilmember Delayne Sigerman.

2. VISITORS FORUM:

The following persons spoke:

- John Brown
- Eva Buhidar
- Linda Bullard
- Susan Deininger
- Robert White – passed on his opportunity to speak when called
- Cory Traub
- Harvey Brinkman
- Bruce Stracke
- Bill Morgan

3. PRESENTATIONS:

3A. Mayor Blackburn presented a Proclamation to Charlie McIlvain, Kerrville Convention and Visitors Bureau, proclaiming May 5-11, 2019 as Travel and Tourism Week in Kerrville, Texas.

4. CONSENT AGENDA:

Mayor Blackburn requested to pull item 4A from the Consent Agenda.

Councilmember Sigerman moved to approve item 4B as presented. Councilmember Judy Eychner seconded, and the motion passed 5-0.

4B. Minutes for the City Council Workshop held April 16, 2019 at 10:00 a.m.

END OF CONSENT AGENDA:

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

Mayor Blackburn moved to adopt the following changes to the City Council meeting minutes held April 09, 2019:

Item 3C: Add the names of the organizations involved with the proclamation - the Hill Country Crisis Council, the Child Protective Services, and the Child Services Board.

Item 5C: Remove the motion language, and list as no action taken.

Councilmember Eychner seconded, and the motion passed 5-0.

5. PUBLIC HEARING:

5A. The second reading of the public hearing regarding an ordinance for the City of Kerrville to annex into its incorporated limits with a zoning classification of Public & Institutional District ("PI") a portion of an approximately 35.05 acre tract of land out of the S. Wallace Survey No. 114, Abstract No. 348, and the S. Wallace Survey No. 113, Abstract No. 347; said portion of the tract located within Kerr County, Texas, and the Extraterritorial Jurisdiction of the City of Kerrville, Texas; consisting of the Property generally located adjacent to State Highway Loop 534. The portion of the tract that is located within the City of Kerrville is currently zoned both E-25 and Residential Cluster ("RC") Zoning Districts, said zoning which is proposed to be amended to Public & Institutional District ("PI"). (File No. 2019-007).

Mayor Blackburn opened the public hearing at 6:40 p.m.

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

Citizen Susan Deininger spoke.

Citizen Stephanie Stewart spoke.

Mayor Blackburn closed the public hearing at 6:51 p.m.

6. PUBLIC HEARING AND ORDINANCES, FIRST READING:

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

Mayor Blackburn opened the public hearing at 6:51 p.m.
Drew Paxton presented information and responded to questions.
Mayor Blackburn closed the public hearing at 6:57 p.m.

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

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

Mayor Blackburn opened the public hearing at 6:57 p.m.
Drew Paxton presented information and responded to questions.
Citizen Harvey Brinkman spoke.
Mayor Blackburn closed the public hearing at 7:04 p.m.

Councilmember Baroody moved to pass Ordinance No. 2019-08 on first reading. Councilmember Eychner seconded, and the motion passed 5-0.

7. CONSIDERATION AND POSSIBLE ACTION:

7A. Project Funding Agreement between the City of Kerrville, Texas Economic Improvement Corporation and the City of Kerrville, Texas, for the construction project to extend Olympic Drive and wastewater services within the same area.

Mayor Blackburn opened the discussion.
E.A. Hoppe presented information and responded to questions.
Dr. Mark Foust, Kerrville Independent School District Superintendent, responded to questions.
Allan Linscog, Civil Engineering Consultant, responded to questions.
Citizen Stephanie Stewart spoke.
Mayor Blackburn closed the discussion.

Councilmember Sigerman moved to authorize staff to execute the funding agreement. Councilmember Eychner seconded, and the motion passed 5-0.

7B. Interlocal Cooperation Agreement between City of Kerrville, Texas and Kerrville Independent School District: Olympic Drive Extension.

Councilmember Vincent Voelkel moved to approve the Interlocal Cooperation Agreement as presented. Councilmember Eychner seconded, and the motion passed 5-0.

7C. Authorize execution of professional services agreement with Civil Engineering Consultants for the design and engineering of the Olympic Drive Extension in the amount of \$156,000.

Councilmember Eychner moved to authorize staff to execute the professional services agreement with Civil Engineering Consultants. Councilmember Sigerman seconded, and the motion passed 5-0.

RECESS:

Mayor Blackburn called a recess at 7:38 p.m.

RECONVEN:

Mayor Blackburn reconvened at 7:46 p.m.

8. INFORMATION & DISCUSSION:

8A. Presentation on information received and strategies learned concerning water resource management from the WaterNow Alliance 2019 Annual Summit - Tap Into Resilience.

Councilmember Baroody and Councilmember Voelkel presented information and responded to questions.

8B. Financial update for the month ended March 31, 2019.

Amy Dozier presented information and responded to question.

Citizen William Rector signed up to speak, but left the meeting prior to this item.

8C. Monthly Community Improvement Project (CIP) report.

E.A. Hoppe presented information.

9. ITEMS FOR FUTURE AGENDAS:

- Tax Appraisal Workshop with the Appraisal District

10. EXECUTIVE SESSION:

None.

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

None.

12. ADJOURNMENT.

The meeting was adjourned at 8:33 p.m.

APPROVED: _____
Bill Blackburn, Mayor

ATTEST: _____
Shelley McElhannon, City Secretary



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

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

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 09, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190514_Ordinance_2019-09 Annexing Loop 534 - KISD Peterson MS.pdf](#)
[20190514_LocationMap_2019-007 - Zoning - PetersonMS.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

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

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

STAFF ANALYSIS

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

ADJACENT ZONING AND LAND USES

Subject Property

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

Existing Land Uses: Vacant

Direction: North

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

Existing Land Uses: Vacant

Direction: East

Current Zoning: East District 26 (E-26)

Existing Land Uses: Vacant & Tivy High School

Direction: South

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

Existing Land Uses: Vacant

Direction: West

Current Zoning: Outside City Limits

Existing Land Uses: Vacant

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

and "C," respectively, in the following table:

E-25 DISTRICT PERMITTED & CONDITIONAL USE TABLE

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

RC DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast	C
Dwelling, Single Family, Detached	P
Dwelling, Single Family with Apartment	C

Dwelling, RC District Uses (with plat) P

Education, Primary C

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

PI DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast P

Dwelling, Multiple Family C

Education, Secondary and College P

Education, Primary P

Institutional and Public Use Facilities P

Personal Services I C

Professional Offices C

Tourist/Visitor & Recreation Service P

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

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

TRAFFIC IMPACT: To be determined

PARKING: To be determined

RECOMMENDED ACTION:

Hold public hearing and approve Ordinance No. 2019-09 on first reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-09**

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

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

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

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

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

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

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

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

SECTION FIVE. The provisions of this Ordinance are to be cumulative of all Ordinances or parts of Ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

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

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

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

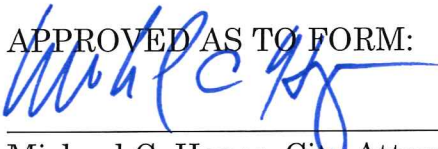
SECTION NINE. In accordance with Section 43.028(d) of the Texas Local Government Code, the City Secretary is directed to file a certified copy of this Ordinance together with a copy of the petition requesting annexation with the Kerr County Clerk.

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

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

Bill Blackburn, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary

MDS

LAND SURVEYING COMPANY, INC.

Boundary ♦ Topographic ♦ Construction

729 Sidney Baker Street, Suite "B"

Kerrville, Texas 78028

Phone: 830-816-1818

Email: mdsinc@gvtc.com Firm no. 10019600

FIELD NOTES FOR A 35.05 ACRE TRACT

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

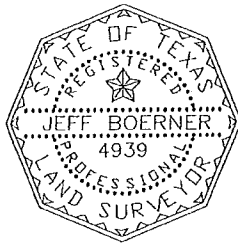
BEGINNING at a ½" rebar found in the west right-of-way line of State Loop 534, at the southeast corner of the herein described tract, said point being the northeast corner of a called 3.07 acre dedication to the City of Kerrville, recorded in Volume 1077, Page 339, Official Public Records of Kerr County, Texas;

- (1) **Thence**, departing the west right-of-way line of State Loop 534, with the north line of the called 3.07 acre dedication, the south boundary line of the herein described tract, the following 2 (two) courses and distances:
 - a. **N 86° 22' 46" W, 1338.00'** to a ½" rebar found for the point of curvature of a curve to the left;
 - b. with the arc of said curve to the left, with a radius of 640.49', a central angle of 08° 58' 57", an arc length of 100.41', and a chord which bears **S 89° 07' 46" W, a distance of 100.31'** to a ½" with "MDS" cap set for southwest corner;
- (2) **Thence**, departing the north line of the called 3.07 acre dedication, with the west, northwest, and north boundary lines of the herein described tract, the following 3 (three) courses and distances:
 - a. **N 03° 37' 14" E, 697.79'** to a ½" rebar with "MDS" cap set for angle;
 - b. **N 48° 37' 14" E, 855.68'** to a ½" rebar with "MDS" cap set for corner;
 - c. **S 62° 48' 15" E, 881.82'** to a ½" rebar with "MDS" cap set for northeast corner in the west right-of-way line of State Loop 534;

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

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

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



A handwritten signature in black ink, appearing to read "Jeff Boerner", written over a horizontal line.

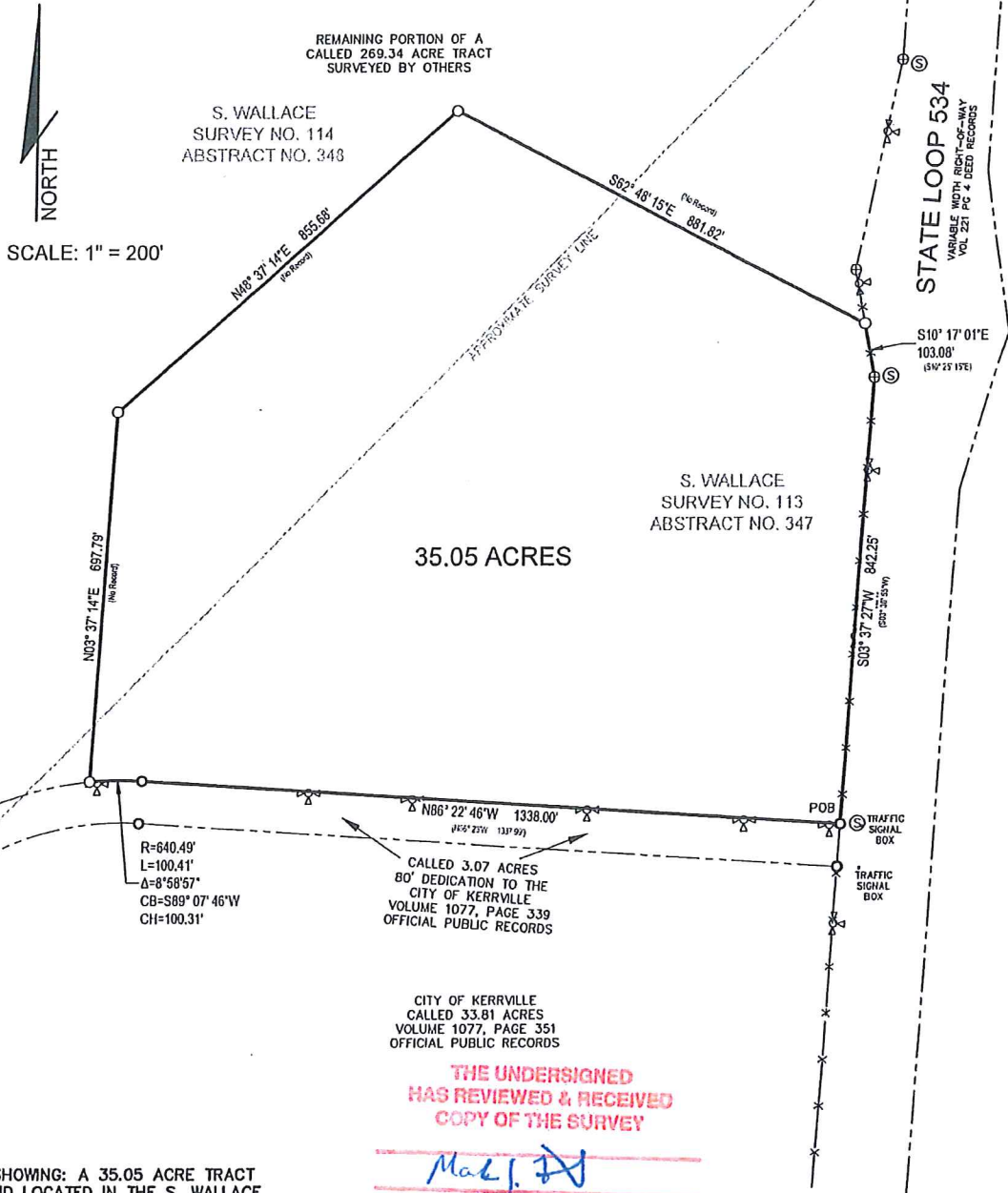
Jeff Boerner RPLS # 4939
Date: 01-14-2019 Job No. 18-135-00

NOTES

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

LEGEND

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



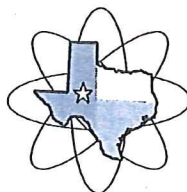
PLAT SHOWING: A 35.05 ACRE TRACT OF LAND LOCATED IN THE S. WALLACE SURVEY NO. 114, ABSTRACT NO. 348, AND THE S. WALLACE SURVEY NO. 113, ABSTRACT NO. 347, KERR COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT RECORDED IN VOLUME 71, PAGE 573, DEED RECORDS OF KERR COUNTY, TEXAS.

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

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

THE UNDERSIGNED
HAS REVIEWED & RECEIVED
COPY OF THE SURVEY

DATE: 1/25/19



STATE OF TEXAS
COUNTY OF KERR (ALL)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 14th DAY OF JANUARY, 2019, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
4939
TEXAS REGISTRATION NO. JOB #: 18-135-00

EXHIBIT "A"

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

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

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

SEE EXHIBIT "A".

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

SUBMITTED THIS 25 day of January 2019

By: Mark J. Foust
Legally authorized signature

ACKNOWLEDGEMENT

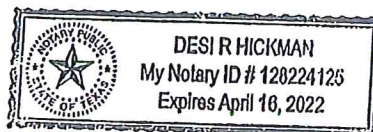
THE STATE OF TEXAS §
 §
COUNTY OF KERR §

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

Desi R. Hickman
NOTARY PUBLIC, STATE OF TEXAS

Printed Name: Desi R. Hickman

My Commission Expires: April 16, 2022



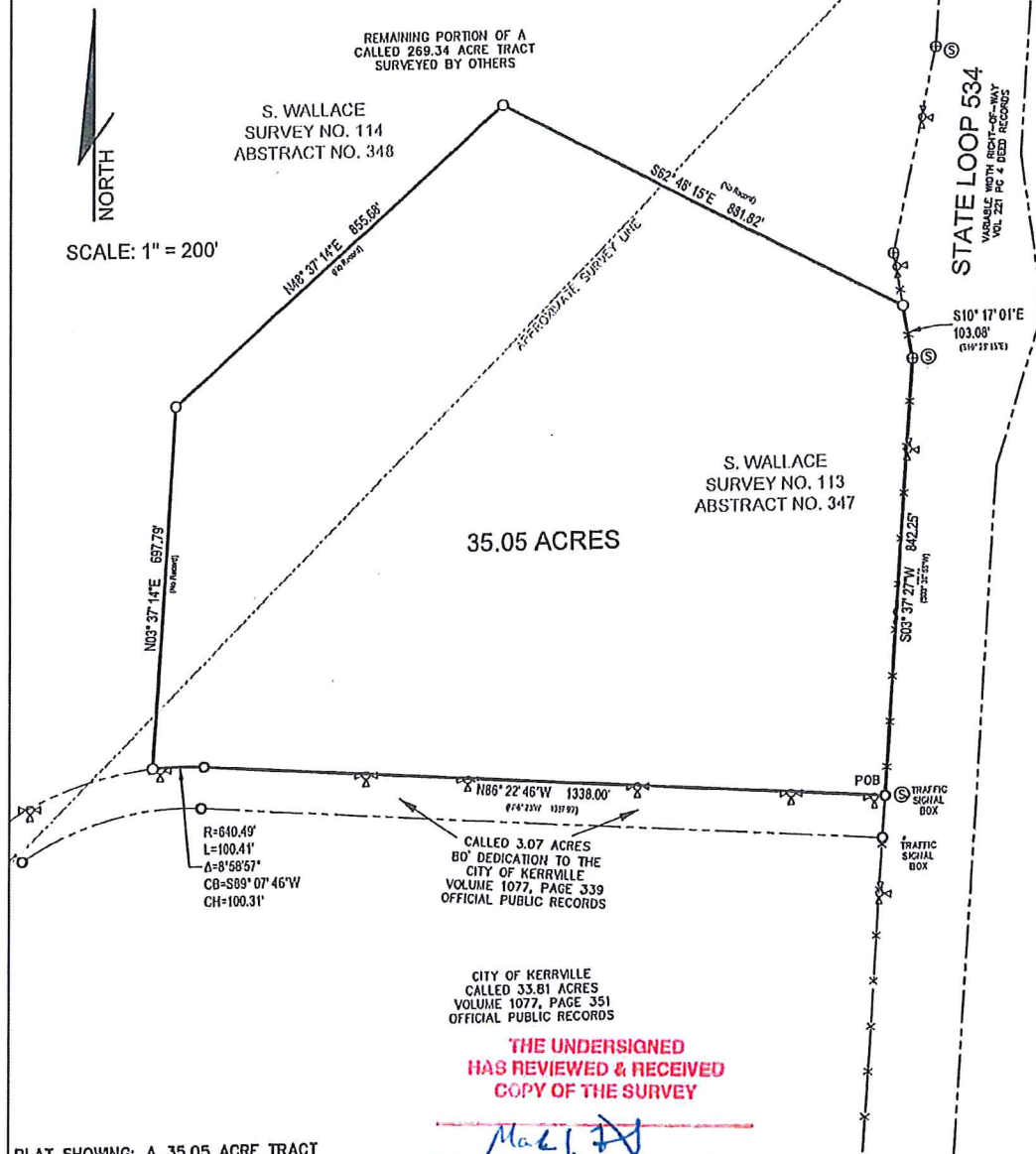
RESOLUTION 062019

NOTES

1. BASIS OF BEARING WAS ESTABLISHED FROM TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HAD 83 (10).
2. FIELD SURVEY COMPLETED 06-26-2018.
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5. A FIELD NOTE DESCRIPTION WITH SAME DATE ACCOMPANIES THIS SURVEY.

LEGEND

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



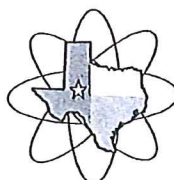
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PHONE: (830) 816-1818
EMAIL: mdsinc@gvltc.com

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

THE UNDERSIGNED
HAS REVIEWED & RECEIVED
COPY OF THE SURVEY

DATE: 1/25/19



STATE OF TEXAS
COUNTY OF KENDALL

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

RESOLUTION 06-2019

MDS

LAND SURVEYING COMPANY, INC.

Boundary • Topographic • Construction

729 Sidney Baker Street, Suite "B"

Kerrville, Texas 78028

Phone: 830-816-1818

Email: mdsinc@gvfc.com Firm no. 10019600

FIELD NOTES FOR A 35.05 ACRE TRACT

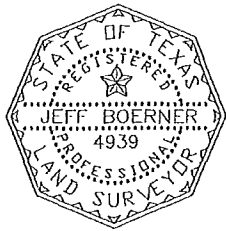
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BEGINNING at a ½" rebar found in the west right-of-way line of State Loop 534, at the southeast corner of the herein described tract, said point being the northeast corner of a called 3.07 acre dedication to the City of Kerrville, recorded in Volume 1077, Page 339, Official Public Records of Kerr County, Texas;

- (1) Thence, departing the west right-of-way line of State Loop 534, with the north line of the called 3.07 acre dedication, the south boundary line of the herein described tract, the following 2 (two) courses and distances:
 - a. N 86° 22' 46" W, 1338.00' to a ½" rebar found for the point of curvature of a curve to the left;
 - b. with the arc of said curve to the left, with a radius of 640.49', a central angle of 08° 58' 57", an arc length of 100.41', and a chord which bears S 89° 07' 46" W, a distance of 100.31' to a ½" with "MDS" cap set for southwest corner;
- (2) Thence, departing the north line of the called 3.07 acre dedication, with the west, northwest, and north boundary lines of the herein described tract, the following 3 (three) courses and distances:
 - a. N 03° 37' 14" E, 697.79' to a ½" rebar with "MDS" cap set for angle;
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 - c. S 62° 48' 15" E, 881.82' to a ½" rebar with "MDS" cap set for northeast corner in the west right-of-way line of State Loop 534;

- (3) Thence, with the west right-of-way line of State Loop 534, the east boundary line of the herein described tract, the following 2 (two) courses and distances:
- a. S 10° 17' 01" E, 103.08' to a TxDOT, Type 1, concrete marker found for angle;
 - b. S 03° 37' 27" W, 842.25' to the **PLACE OF BEGINNING** and containing **35.05** acres of land, more or less.

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



A handwritten signature in dark ink, appearing to read "Jeff Boerner", written over a horizontal line.

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

EXHIBIT C

ANNEXATION SERVICE PLAN

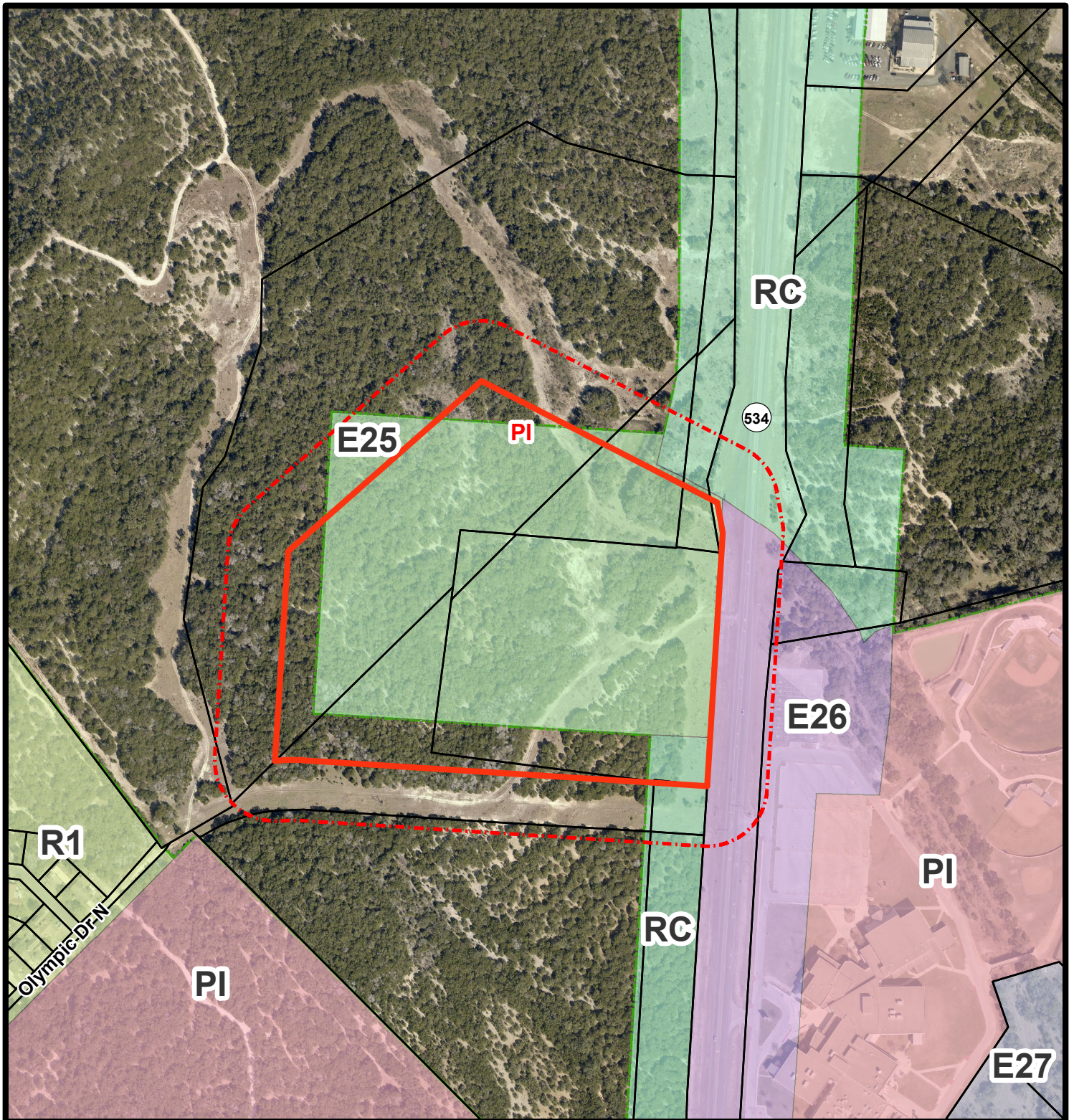
- I. INTRODUCTION:** This service plan for the extension of municipal services to the area to be annexed was developed in accordance with state law. Municipal facilities and services to the annexed area described above will be provided or made available on behalf of the City of Kerrville, Texas ("City")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

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

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

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

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



Location Map

Case # 2019-007

Location:

State Hwy Loop 534

Legend

200' Notification Area

Subject Properties

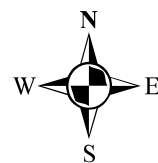
Current Zoning

Requested Zoning

Municipal Boundary

TEXT

(TEXT)



0 205 410 820

Scale In Feet



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

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

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 15, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190514_Ordinance_2019-08 Zoning - 100 Concho Drive.pdf](#)
[20190514_LocationMap_2019-019 - Zoning - 100 Concho.pdf](#)
[20190514_2019-019_MetesBounds.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

Kerrville 2050 Item?	Yes
Key Priority Area	L - Land Use
Guiding Principle	N/A
Action Item	N/A

SUMMARY STATEMENT:

Public hearing, consideration, and action to recommend an ordinance to change the zoning from Single Family Residential District ("R-1") and Guadalupe River District ("GR") to Guadalupe River District ("GR") on approximately 10.06 acres, out of the Thornton F. Hollis Survey No. 143, Abstract No. 181, within the City of Kerrville, Kerr County, Texas;

and more commonly known as 100 Concho. (File No. 2019-019)

STAFF ANALYSIS

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are located within Strategic Catalyst Area 2. This area is anchored by Peterson Hospital. The plan states, "Enhancing key medical assets while avoiding flood-prone development will be a priority of this area." Allowable place types include: Estate, Neighborhood, Preservation, and Transitional Residential; Professional Services; Entertainment/Mixed Use; Agriculture; and Outdoor Tourism.

ADJACENT ZONING AND LAND USES

SUBJECT PROPERTY

Current Zoning: Single Family Residential District (R-1) & Guadalupe River District (GR)

Existing Land Uses: Single family residential

DIRECTION: NORTH

Current Zoning: West District 8 (W-8) & Planned Development District 2004-18 (PDD 2004-18)

Existing Land Uses: Guadalupe River, multifamily & Dietert Center

DIRECTION: EAST

Current Zoning: Guadalupe River District (GR)

Existing Land Uses: State Hospital sending & receiving

DIRECTION: SOUTH

Current Zoning: Single Family Residential (R-1)

Existing Land Uses: State Hospital

DIRECTION: WEST

Current Zoning: Single Family Residential (R-1)

Existing Land Uses: Vacant

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the R-1 zoning district are indicated by the letters "P" and "C," respectively, in the following table:

R-1 DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast C

Dwelling, Single Family, Detached P

Dwelling, Single Family with Apartment C

Education, Primary C

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

GR DISTRICT PERMITTED & CONDITIONAL USE TABLE

Bed and Breakfast P

Business Services I C

Business Services II C

Cocktail Lounge C

Dwelling, Multiple Family P

Education, Secondary and College P

Education, Primary C

Funeral Services C

Institutional and Public Use Facilities P

Life Care Development P

Manufacturing, Custom C

Personal Services I C

Personal Services II C

Personal Services, Limited C

Professional Offices P

Restaurant, General P

Restaurant, Limited P

Retail Trade - I C

Retail Trade - Limited	P
Tourist/Visitor & Recreation Service	P
Vehicle Sales/Service Used	C
Vehicle Sales/Service - New	C

THOROUGHFARE PLAN: Thompson Drive is designated as a Secondary. Secondary arterials primarily serve local trips of moderate length, support circulation and access in localized areas with higher traffic volumes, and connect to the principal arterials. Kerrville's standard cross section for a secondary arterial is a four-lane undivided roadway. In higher activity areas, the City may consider an alternate design with two through lanes and a center two-way left-turn lane.

TRAFFIC IMPACT: To be determined

PARKING: To be determined

RECOMMENDED ACTION:

Approval of Ordinance No. 2019-08

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-08**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING THE ZONING DISTRICT FOR A PORTION OF A 10.06 ACRE TRACT OUT OF THE THORNTON F. HOLLIS SURVEY NO. 143, ABSTRACT NO. 181, WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 100 CONCHO DRIVE; BY REMOVING THE AREA FROM AN R-1 RESIDENTIAL ZONING DISTRICT AND PLACING IT WITHIN THE GUADALUPE RIVER ZONING DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing which was held before the City Council on April 23, 2019, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in the change of a zoning district for a portion of the property more commonly known as 100 Concho Drive; such change to result in the removal of the property from an R-1 Residential Zoning District to placement within the Guadalupe River ("GR") Zoning District; and

WHEREAS, a public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on April 23, 2019, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and the suitability of particular uses in each area; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City, the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to change the zoning district for the property described below by removing it from an R-1 Residential Zoning District and placing it within the Guadalupe River ("GR") Zoning District;

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

SECTION ONE. The zoning district for the property commonly known as 100 Concho Drive is changed from an R-1 Residential Zoning District to the Guadalupe River ("GR") Zoning District, said property also being described as follows:

A portion of the 10.06 acre tract of land out of the Thornton F. Hollis Survey No. 143, Abstract No. 181, within the City of Kerrville, Kerr County, Texas; and being a portion of that certain 621 acre tract of land described in deed of record in Volume 60, Page 388 of the deed records of Kerr County, Texas; said 10.06 acre tract being more particularly described and depicted at Exhibit A, attached hereto and made a part hereof for all purposes (the "Property").

The other portion of the Property not subject to this zoning change is located within the Guadalupe River Zoning District. Thus, upon final adoption of this Ordinance, the entire 10.06 acre tract of land will be located within the Guadalupe River Zoning District.

SECTION TWO. The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

SECTION THREE. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

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

SECTION FIVE. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Section 1-7, Chapter 1 of

the Code of Ordinances of the City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

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

SECTION SEVEN. This Ordinance shall become effective immediately upon the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

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


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

Bill Blackburn, Mayor

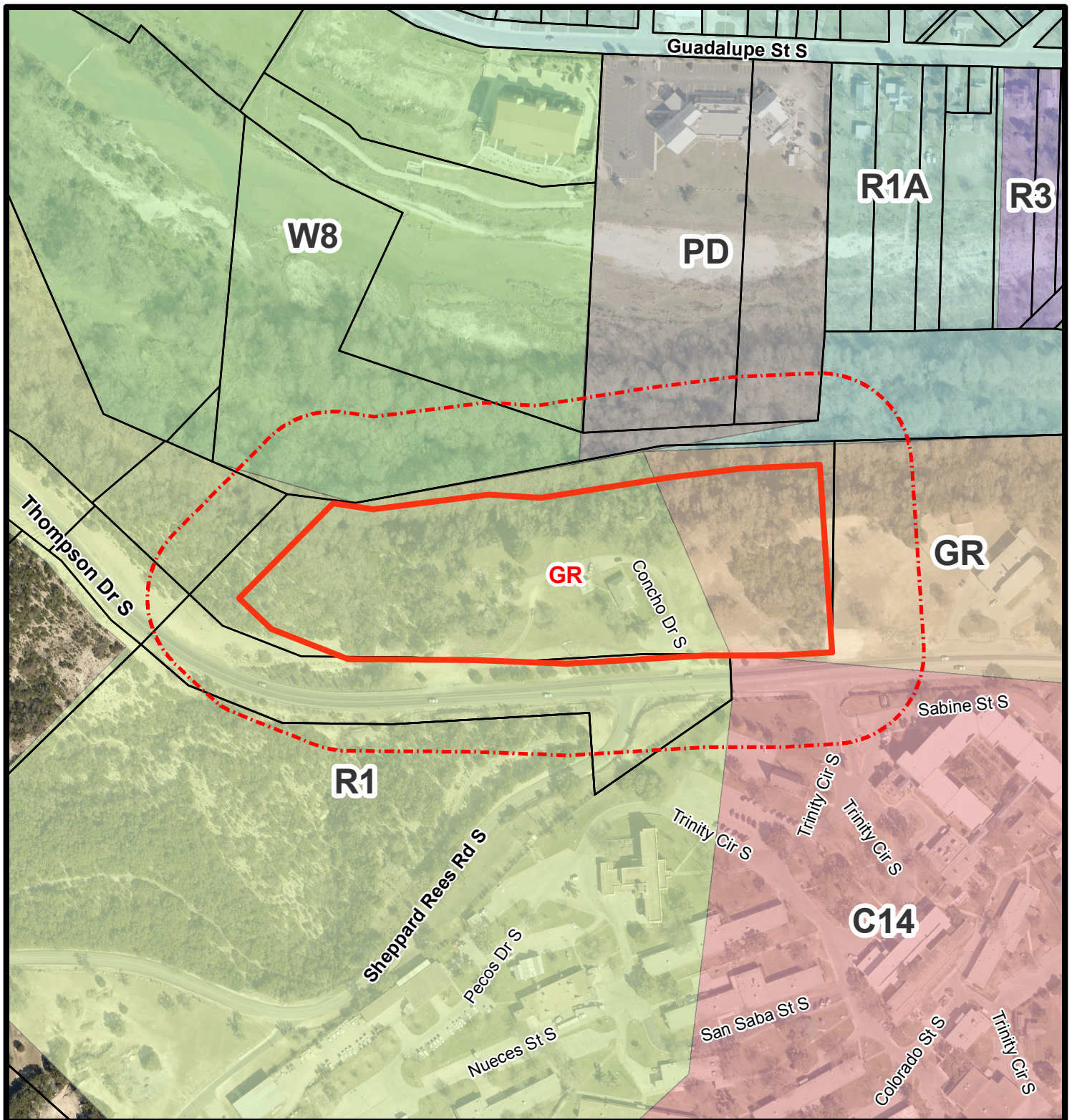
ATTEST:

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



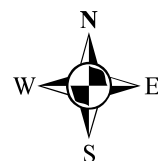
Location Map

Case # 2019-019

Location:
100 Concho

Legend

200' Notification Area ---
 Subject Properties —
 Current Zoning **TEXT**
 Requested Zoning **(TEXT)**



0 135 270 540
Scale In Feet



10.06 ACRES
MARCH 21, 2007
JOB NO. 50689-01.94

FN NO. 50689-01-1R
50689-01ti.dwg

FIELD NOTE DESCRIPTION

OF A 10.06 ACRE TRACT OF LAND OUT OF THE THORNTON F. HOLLIS SURVEY NO. 143, ABSTRACT NO. 181, KERR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 621 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 60, PAGE 388 OF THE DEED RECORDS OF KERR COUNTY, TEXAS; SAID 10.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SURFACE DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000130:

COMMENCING, AT A FOUND TXDOT CONCRETE MONUMENT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO.248, (SPUR 98), THOMPSON DRIVE (VOLUME 219, PAGE 569, DEED RECORDS KERR COUNTY, TEXAS), BEING THE CENTER LINE STATION OF 41+80.70;

THENCE, S 86° 32' 53" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO.248, (SPUR 98), THOMPSON DRIVE, A DISTANCE OF 339.59 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP, HAVING A TEXAS STATE PLANE GRID COORDINATE OF (N = 13,928,567.93, E = 1,918,650.26), FOR **THE POINT OF BEGINNING** AND THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO.248, (SPUR 980), THOMPSON DRIVE AND THE SOUTHERLY LINES OF THE HEREIN DESCRIBED TRACT AS FOLLOWS (THE FOLLOWING RECORD BEARINGS ARE TAKEN FROM VOLUME 219, PAGE 569, D.R.K.C.T.):

S 86° 32' 53" W, A DISTANCE OF 119.11 FEET TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 89° 54' 52" W, (N 89° 41' 13"), A DISTANCE OF 161.16 (160.91) FEET TO A FOUND TXDOT CONCRETE MONUMENT;

S 86° 35' 39" W, (S 86° 45' 00"), A DISTANCE OF 300.35 FEET (300.00) TO A FOUND TXDOT CONCRETE MONUMENT;

EXHIBIT A

Page 1 of 3

PAGE 2 OF 3

N 87° 46' 38" W (N 87° 32' 22" W), A DISTANCE OF 200.39 FEET (201.00 FEET), TO A SET ½ INCH IRON ROD WITH BPI CAP;

N 89° 37' 30" W (N 89° 22' 24" W), A DISTANCE OF 276.76 FEET (276.81 FEET), TO A FOUND TXDOT CONCRETE MONUMENT;

N 68° 17' 27" W (N 68° 06' 19" W), A DISTANCE OF 180.09 FEET (179.87 FEET), TO A FOUND TXDOT CONCRETE MONUMENT;

N 46° 49' 53" W (N 46° 42' 14" W), A DISTANCE OF 97.05 FEET (98.08 FEET) TO A SET ½ INCH IRON ROD WITH BPI CAP, AT THE BASE OF AN OLD FENCE CORNER POST, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND FOR THE MOST SOUTHEASTERLY CORNER OF THE HOWE FAMILY LIVING TRUST, AS RECORDED IN VOLUME 590, PAGE 606 OF THE DEED RECORDS OF KERR COUNTY, TEXAS, FROM WHICH A FOUND ½ INCH IRON ROD BEARS N 46° 49' 53" W, A DISTANCE OF 1.05 FEET;

THENCE, N 44° 47' 12" E, (N 44° 50' E, V.60, PG.388), ALONG AN EXISTING OLD MESH AND BARB WIRE FENCE, BEING THE SOUTHEAST LINE OF SAID HOWE FAMILY LIVING TRUST TRACT AND THE NORTHWEST LINE OF SAID 621 ACRE TRACT, A DISTANCE OF 291.60 FEET TO A POINT ON THE SOUTHERLY BANK OF GUADALUPE RIVER FOR THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT; SAID POINT ALSO BEING THE SAME AS THAT CALLED FOR NORTHWEST CORNER, (SOUTH BANK OF THE GUADALUPE RIVER) OF SAID 621 ACRES RECORDED IN VOLUME 60, PAGE 388 OF THE DEED RECORDS KERR COUNTY, TEXAS;

THENCE, ALONG AND WITH THE MEANDERS OF THE SOUTHERLY BANK OF THE GUADALUPE RIVER, THE FOLLOWING COURSES:

S 81° 56' 37" E, A DISTANCE OF 88.36 FEET TO A POINT FOR CORNER;

N 82° 48' 07" E, A DISTANCE OF 254.48 FEET TO A POINT FOR CORNER;

S 86° 26' 50" E, A DISTANCE OF 113.47 FEET TO A POINT FOR CORNER;

N 81° 02' 00" E, A DISTANCE OF 280.86 FEET TO A POINT FOR CORNER;

PAGE 3 OF 3

N 82° 47' 09" E, A DISTANCE OF 163.29 FEET TO A POINT FOR CORNER;

N 87° 29' 46" E, A DISTANCE OF 170.06 FEET TO A POINT FOR THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 03° 46' 32" E, EXTENDING INTO SAID 621 ACRE TRACT, A DISTANCE OF 409.85 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.06 ACRES OF LAND, MORE OR LESS.

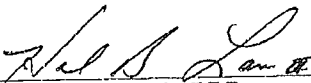
NOTE: Basis of Bearings are referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone by GPS Observation, holding Fredericksburg CORS Station TXFR and San Antonio CORS Station TXAN for directional control:

TXAN

Lat: N 29° 29' 28.34309"
Long: W 098° 34' 35.88078"

TXFR

Lat: N 30° 14' 45.49656"
Long: W 098° 50' 48.42812"


HAL B. LANE III
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4690
BURY & PARTNERS, INC.
ENGINEERS AND SURVEYORS
922 ISOM ROAD, SUITE #100
SAN ANTONIO, TEXAS 78216

3/21/07





10.06 ACRES

HOWE FAMILY LIVING TRUST
HARRY LYLE HOWE, TRUSTEE
LAURA JACKSON HOWE
VOL. 590 PAGE 508

10.06 ACRES

FRANCE COMPANY TITLE
Q 2007, REFERENCED
LISTED BELOW: SCHEDULE "B"

RECORDED IN VOLUME 49.

IN VOLUME 50, PAGE 379.

TO IN VOLUME 5, PAGE 503

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

26, 1937, RECORDED IN

PRINTED IN VOLUME 61, PAGE

INDEXED IN VOLUME 81, PAGE

225. DEED RECORDS OF

PAGE 536, DEED RECORDS OF
MEXAS (DOES NOT APPLY)

RECORDED IN VOLUME 2, PAGE 100 (DOES NOT AFFECT)

LINE 5, PAGE 409, EASEMENT

REF ID: A60474

DATE OF FILING

FIELD NOTE DESCRIPTION

OF A 10.06-ACRE TRACT OF LAND OUT OF THE THORNTON F. HOLLS SURVEY NO. 143, ABSTRACT NO. 181, REFR. COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 621 ACRES TRACT OF LAND DESCRIBED IN DEED RECORDS OF REFR. COUNTY, TEXAS, SAID 10.06-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING THE NORTHWEST CORNER SECTION 36, TOWNSHIP 10N., RANGE 17E., MERIDIAN 10R., COUNTY CENTRAL, TEXAS, BEING THE NORTHWEST CORNER SECTION 36, TOWNSHIP 10N., RANGE 17E., MERIDIAN 10R., COUNTY CENTRAL, TEXAS COORDINATE SYSTEM, SUDUTS AND DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000130; COMMENCING AT A ROUND POINT CONCRETE MONUMENT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO.248, [SMITH BR.] THOMPSON DRAIN (VOLUME 219, PAGE 508, DEED RECORDS REFR. COUNTY, TEXAS), BEING THE CENTER LINE STATION OF 4+10=0.76;

THENCE S. 89° 37' 33" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S40 STATE HIGHWAY NO.244E, (SPUR 300), THOMPSON DRIVE, A DISTANCE OF 334.94 FEET TO A SET 5' W. FROM THE CORNER OF THE INTERSECTION OF S40 STATE HIGHWAY NO.244E WITH 6TH C&D, MAINT. A TEXAS STATE ROAD COORDINATE OF (N = 13,729,567.343; E = 1,818,000.279), FOR THE POINT OF BEGINNING AND THE SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S40 STATE HIGHWAY NO.244E, (SPUR 300), THOMPSON DRIVE AND THE SOUTHERLY LINES OF THE HEREIN DESCRIBED TRACT AS FOLLOWS (THE FOLLOWING DISTANCE BEARINGS ARE TAKEN FROM POINT 219, S&B, D.B.A.C.C.1.):

S 89° 37' 03" W. A DISTANCE OF 119.11 FEET TO A SET 5' W. 1/4 INCH IRON ROD WITH 6TH C&D;

N 89° 54' 52" W. (N 89° 41' 13"); A DISTANCE OF 161.18 (160.91) FEET TO A 6TH C&D CORNER;

GENERAL NOTES

[illegible]



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

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

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 15, 2019

SUBMITTED BY: Rebecca Pacini

EXHIBITS: [20190514_Ordinance_2019-07 Zoning - 2011 Easy Street.pdf](#)
[20190514_LocationMap_2019-006 - Zoning - 2011 Easy.pdf](#)
[20190514_2019-006_MetesBounds.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

Public hearing, consideration, and action to recommend an ordinance to change the zoning from Gateway District ("GTW") to District 23-N on approximately 4.09 acres, out of the Patrick Fleming Survey No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas; and more commonly known as 2011 Easy Street. (File No. 2019-006)

STAFF ANALYSIS

Consistency with the Kerrville 2050 Comprehensive Plan: The property and surrounding area are designated Neighborhood Residential (NR) within the Future Land Use Plan. The primary land use in the NR land use category is single-family detached homes.

The Kerrville 2050 Plan did not review this area or change from the previous land use plan as established with the 2002 Comprehensive Plan. The existing surrounding area includes: vacant land that was recently rezoned for warehousing, distribution, and office use; multifamily units; and a variety of non-residential uses such as a septic service company, single family home with a taxi and limousine service, and manufactured housing. The current zoning is Gateway District, which is not consistent with the Kerrville 2050 Plan. This area has maintained the low density residential designation on the future land use plan, however, there has been little indication that the area will build out with single family homes.

ADJACENT ZONING AND LAND USES

SUBJECT PROPERTY

Current Zoning: Gateway (GTW)

Existing Land Uses: Building construction specialist

DIRECTION: NORTH

Current Zoning: Planned Development District (PDD) 2019-01

Existing Land Uses: Vacant

DIRECTION: EAST

Current Zoning: Planned Development District (PDD) 2003-05

Existing Land Uses: Home improvement store

DIRECTION: SOUTH

Current Zoning: Gateway (GTW)

Existing Land Uses: Multi-Family Residential

DIRECTION: WEST

Current Zoning: Residential Mix (RM) & Gateway (GTW)

Existing Land Uses: Vacant, Manufactured housing, septic company

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

GTW DISTRICT PERMITTED & CONDITIONAL USE TABLE

Agricultural Service	C
Bed and Breakfast	P
Business Services I	P
Business Services II	C
Cocktail Lounge	C
Dwelling, Multiple Family	P
Education, Secondary and College	P
Education, Primary	C
Fuel Sales	C
Funeral Services	P
Institutional and Public Use Facilities	P
Life Care Development	P
Manufacturing, Custom	C
Personal Services I	P
Personal Services II	P
Personal Services, Limited	P
Professional Offices	P
Restaurant, General	P
Restaurant, Limited	P
Retail Trade - I	C
Retail Trade - II	C
Retail Trade - III	C
Retail Trade - Limited	P

Tourist/Visitor & Recreation Service	P
Transportation Terminal (Bus/Aviation)	C
Vehicle Maintenance and Repair	C
Vehicle Sales/Service - New	P

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the N-23 zoning district are indicated by the letters "P" and "C," respectively, in the following table:

N-23 DISTRICT PERMITTED & CONDITIONAL USE TABLE

Building Construction, General	P
Building Construction, Specialist	P
Business Services I	P
Business Services II	P
Dwelling, Single Family, Detached	P
Manufactured Home or Manufactured Housing	P
Dwelling, Multiple Family	P
Dwelling, Single Family with Apartment	P
Dwelling, RC District Uses (with plat)	P
Funeral Services	C
Institutional and Public Use Facilities	P
Life Care Development	P
Manufacturing and Industrial, Limited	C
Personal Services I	C
Personal Services II	C
Personal Services, Limited	P
Professional Offices	P
Restaurant, Limited	P
Retail Trade - I	C

Retail Trade - Limited P

Tourist/Visitor & Recreation Service C

Vehicle Maintenance and Repair C

THOROUGHFARE PLAN: Leslie Drive is designated a Collector. A typical collector in Kerrville is a two-lane divided roadway with a center turn lane; however, in constrained areas, a two-lane undivided roadway may be appropriate so that a portion of the right-of-way could be used for pedestrian space or on-street parking. Leslie Drive is currently only an undivided two-lane road without curbs or sidewalks. Easy Street is a Local.

TRAFFIC IMPACT: To be determined

PARKING: To be determined

RECOMMENDED ACTION:

Approval of Ordinance No. 2019-07

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-07**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING THE ZONING DISTRICT FOR AN APPROXIMATE 4.09 ACRES, CONSISTING OF TWO TRACTS OUT OF THE PATRICK FLEMING SURVEY NO. 666, ABSTRACT NO. 145, WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS THE PROPERTY LOCATED AT 2011 EASY STREET; BY REMOVING THE PROPERTY FROM THE GATEWAY ZONING DISTRICT AND PLACING IT WITHIN THE 23-N ZONING DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A MAXIMUM PENALTY OR FINE OF TWO THOUSAND DOLLARS (\$2000.00); ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, pursuant to Texas Local Government Code Sections 211.006 and 211.007, notice has been given to all parties in interest and citizens by publication in the official newspaper for the City of Kerrville, Texas ("City"), and otherwise, of a hearing which was held before the City Council on April 23, 2019, which considered a report of the City's Planning and Zoning Commission regarding its recommendations on an ordinance, the adoption of which will result in the change of a zoning district for the property generally located at 2011 Easy Street; such change to result in the removal of the property from the Gateway (GTW) Zoning District to placement within the 23-N Zoning District; and

WHEREAS, such public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on April 23, 2019, as advertised; and

WHEREAS, after a full hearing, at which all parties in interest and citizens were given an opportunity to be heard; and after receiving and considering the recommendations of the Planning and Zoning Commission and City staff; and after considering among other things, the character of the various areas of the City and the suitability of particular uses in each area; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City, the Council finds it to be in the best interest of the health, safety, morals, and general welfare of the City of Kerrville, Texas, to amend the City's Zoning Code to change the zoning district for the property described below by placing it within the 23-N Zoning District;

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

SECTION ONE. The zoning district for the following property generally located at 2011 Easy Street is changed from the Gateway (GTW) Zoning District to the 23-N Zoning District:

Being two tracts out of the Patrick Fleming Survey, No. 666, Abstract No. 145, within the City of Kerrville, Kerr County, Texas, making up 4.09 acres; and being more particularly described and depicted at Exhibits A and B, attached hereto and made a part hereof for all purposes.

SECTION TWO. The City Manager or designee is authorized and directed to amend the City's official zoning map to reflect the change in districts adopted herein and to take other actions contemplated by and in accordance with Section 11-I-4(c) of the City's Zoning Code.

SECTION THREE. The provisions of this Ordinance are cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are expressly repealed to the extent of any such inconsistency or conflict.

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

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

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

SECTION SEVEN. This Ordinance shall become effective immediately upon

the expiration of ten days following publication, as provided for by Section 3.07b. of the City Charter.

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

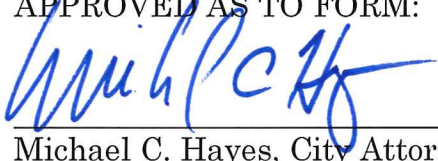
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ of _____, A.D., 2019.

Bill Blackburn, Mayor

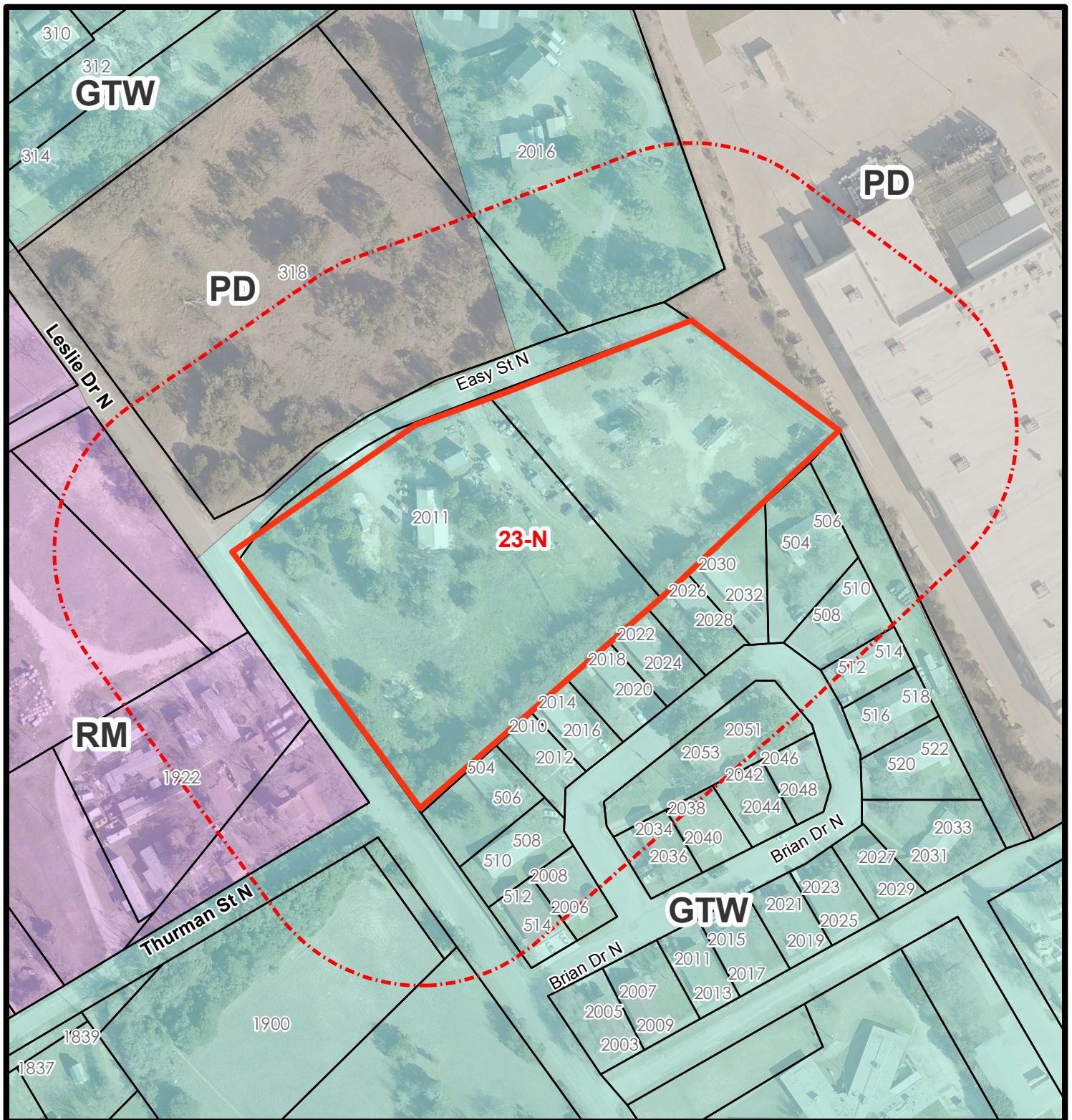
ATTEST:

Shelley McElhannon, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



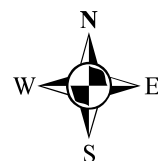
Location Map

Case # 2019-006

Location:
2011 Easy Street

Legend

200' Notification Area ---
 Subject Properties ---
 Current Zoning **TEXT**
 Requested Zoning **(TEXT)**



0 70 140 280
Scale In Feet

PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**
3. Record title to the land on the Effective Date appears to be vested in:
E. Lamar Hodges, Trustee as per Tract One
William Pitkin Trust, E. Lamar Hodges, Trustee as per Tract Two

4. Legal description of the land:

TRACT ONE:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being all of a certain 1.30 acre lot, tract or parcel of land out of Patrick Fleming Survey No. 666, Abstract No. 145, in the City of Kerrville, Kerr County, Texas; part of 4.32 acres of land, more or less, save and except 2 acres of land, a net of 2.32 acres of land conveyed to Wells & Company, Realtors, Inc., from Walter W. Eckstein by a deed dated the 15th day of October, 1976 and recorded in Volume 191 at page 437 of the Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8" iron stake at a fence cornerpost, the east corner of the herein described tract and the east corner of said Eckstein to Wells 2.32 acre tract, approximately 445 ft. N. 48°33' E. from a reentrant corner in the southwest line of said Survey No. 666;

THENCE, along the southeast line of said Eckstein to Wells 2.32 acre tract and the northwest line of Leslie Drive Subdivision, S. 48°33' W., 253.05 ft. to a 1/2" iron stake set for the south corner of the herein described tract;

THENCE, upon, over and across said Eckstein to Wells 2.32 acre tract, N. 41°27' W., 288.75 ft. to a 1/2" iron stake set for the west corner of the herein described tract in the southeast right-of-way line of Easy Street, a public street, and the northwest line of said Eckstein to Wells 2.32 acre tract;

THENCE, along the southeast right-of-way line of said Easy Street and the northwest line of said Eckstein to Wells

2.32 acre tract, N. 69°51' E., 226.91 ft. to an existing 1 1/2" pipe at a fence cornerpost for the north corner of the herein described tract and the north corner of said Eckstein to Wells 2.32 acre tract;

THENCE, along a fence and the northeast line of said Eckstein to Wells 2.32 acre tract, S. 52°51' E., 210.48 ft. to the PLACE OF BEGINNING, containing 1.30 acres of land within these metes and bounds.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

TRACT TWO:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being all of a certain 2.79 acre lot, tract or parcel of land out of Patrick Fleming Survey No. 666, Abstract No. 145, in the City of Kerrville, Kerr County, Texas; comprising all of that certain 2.0 acres of land conveyed to John Wells, Trustee, from Mamie Rhoden by a Warranty Deed with Vendor's Lien dated the 1st day of July, 1975, and recorded in Volume 180, Page 710, of the Deed Records of Kerr County, Texas, and 0.79 acres out of a conveyance of 4.32 acres, more or less, save and except 2 acres, a net of 2.32 acres of land to Wells and Company, Realtors, Inc., from Walter W. Eckstein by a Deed dated the 15th day of October, 1976, and recorded in Volume 191, Page 437, of the Deed Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a cornerpost and existing 5/8" iron stake for the south corner of the herein described tract in the northeast right-of-way line of Leslie Drive, a public street, the south corner of TRACT NO. ONE of said Rhoden to Wells conveyance, the west corner of Leslie Drive Subdivision, which point bears, more or less, 25 ft. N. 45° E. and 10 ft. N. 45° W. from the south corner of said Survey No. 666;

THENCE, along the northeast right-of-way line of said Leslie Drive, and the southwest line of said TRACT NO. ONE of the Rhoden to Wells conveyance, N. 35°23' W., 359.72 ft. to its intersection with the southeast right-of-way line of Easy Street, a public street, the west corner of said TRACT NO. ONE of the Rhoden to Wells conveyance;

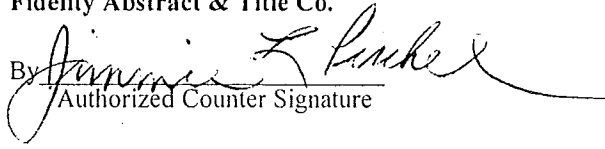
THENCE, along the southeast right-of-way line of said Easy Street: N. 55°23' E., 242.99 ft. along the northwest line of said TRACT NO. ONE of the Rhoden conveyance to an existing 5/8" iron stake; and N. 69°51' E.; 110.32 ft. along the northwest line of said Eckstein to Wells conveyance to a 1/2" iron stake set for the north corner of the herein described tract;

THENCE, S. 41°27' E., 288.75 ft. upon, over and across said Eckstein to Wells conveyance to a 1/2" iron stake set in its southeast line for the east corner of the herein described tract, and in the northwest line of said Leslie Drive Subdivision;

THENCE, S. 48°33' W. along the northwest line of said Leslie Drive Subdivision, at 102.78 ft. passing the south corner of said Eckstein to Wells conveyance, then continuing along the southeast line of TRACT NO. ONE of said Rhoden to Wells conveyance for a total distance of 382.06 ft. this call to the PLACE OF BEGINNING, containing 2.79 acres of land, more or less, within these metes and bounds.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Countersigned
Fidelity Abstract & Title Co.

By 
Authorized Counter Signature



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

SUBJECT: Presentation from the Kerrville Youth Advisory Committee.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: May 08, 2019

SUBMITTED BY: Kim Meismer

EXHIBITS: [20190514_Report_KYAC to City Council.pdf](#)

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

The Kerrville Youth Advisory Committee will provide a presentation regarding its activities to the City Council. This will be an end of year report and will include information regarding the activities for the 2018-2019 school year.

RECOMMENDED ACTION:

No action is required.

KYAC

Kerrville Youth Advisory Committee
City of Kerrville

Report to City Council
May 14, 2019

Members

Officers:

Roman Garcia, **Chair**
Grace Guerriero, **Vice Chair**
Kisara Dang, **Secretary**
Kayla Buck, **Public Relations Officer**

Presenter: Cadie Buchanan

Committee Members:

Kindal Brown	Grace Guerriero
Cadie Buchanan	Maria Hall
Kayla Buck	Emily Holekamp
Blake Coe	Molly Murphy
Kisara Dang	Gazelle Schreiner
Daphne Dozier	Ileana Scoccia
Roman Garcia	Kirk Watson

Subcommittees

General Subcommittee Purposes:

- Research and consider projects, events, guest speakers, and tours
- Report to the KYAC with recommendations

Organ Donation Subcommittee Purposes:

- Organize projects and events regarding organ donation
- Support and educate people on organ donation

Presenter: Cadie Buchanan

General Subcommittee:

Ileana Scoccia, **Chairman**
Kayla Buck, **Vice Chairman**
Emily Holekamp
Grace Guerriero
Blake Coe

Organ Donation Subcommittee:

Emily Holekamp, **Chairman**
Grace Guerriero, **Vice Chairman**
Gazelle Schreiner
Molly Murphy
Kindal Brown
Maria Hall

What is KYAC?

K – Kerrville

Y – Youth

A – Advisory

C – Committee

Presenter: Grace Guerriero

- **History:** Founded in 2015 by former Mayor Pratt and City Council who agreed youth should play a role in our city's future.
- **Purpose:** To provide input to the City Council on community affairs and issues from a youthful perspective. Encourage public service and empower the youth to become active members and participate in the future of the community.
- **Mission:** Serve Kerrville through community service and other initiatives that benefit youth. Provide positive community impact through participation in City-sponsored activities and other events.

What does KYAC do?

Presenter: Blake Coe

- **Number of Members:** KYAC is made up of 15 regular members and 3 alternate members.
- **Eligibility:**
 - High school student
 - Kerr County resident
- **Application Process:** Students submit applications to the City of Kerrville. If appointed, the members are sworn in as city officials.
- **Leadership:** Not only do KYAC members learn about the infrastructure of the city and how it works, members also work with the City Council to plan special programs and events.

Meetings

Regular Meetings Details:

- Second and fourth Thursday of each month
- 4:30 p.m.
- City Hall upstairs conference room

Presenter: Grace Guerriero

- **KYAC Meetings:** Monthly KYAC meeting are held in a conference room on the second floor of the City of Kerrville City Hall Building.
 - On occasion, KYAC may meet at a different location for a tour of a facility.
- **KYAC Subcommittee Meetings:** Subcommittee meetings are often held at other locations chosen by the subcommittee chairman.

Projects & Events

Presenter: Ileana Scoccia

Events

- Texas Youth Advisory Commission Summit
- Tivy Teens for Life Donor Dash
- Valentines Day at the V.A. Medical Center
- National Donor Day Drive
- Donation Booth at Farmers Market (January 25)
- Family Fright Night

Projects & Events

Presenter: Ileana Scoccia

Events

- Kerrville Holiday Lighted Parade
- Wreaths Across America Ceremony
- Salvation Army Red Kettle Fundraiser Bell Ringer
- KYAC Youth Survey

Projects

- Tivy Teens 4 Life
- Making dog toys for Freeman-Fritts

Tours & Speakers

Presenter: Maria Hall

Tours

- Kerrville Water Treatment Plant

Speakers

- Josh Smithson - Kerrville Young Life
- Dale Trees - Chair, Recovery Community Coalition
- Dr. Kendall Young - Member, Recovery Community Coalition
- Ashlea Boyle - City's Director of Parks and Recreation
- Karen Guerriero - Animal Service Board



Donor Dash



Dog Toys for Freeman- Fritts



Texas Youth Advisory Commission Summit



Let's trade pins!



Wreaths Across America

Youth Survey Analysis



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

SUBJECT: Appointment of Mayor Pro Tem. (This item is eligible for discussion in Executive Session, Section 551.074.)

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 17, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

In accordance with the City Charter, Section 3.02, following the canvass of the general election, the City Council shall choose one of its members, other than the Mayor, to serve as Mayor Pro Tem.

RECOMMENDED ACTION:

Select Mayor Pro Tem.



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

SUBJECT: Appointment of Councilmember to the Airport Planning Committee.

AGENDA DATE OF: May 14, 2019

DATE SUBMITTED: Apr 26, 2019

SUBMITTED BY: Shelley McElhannon

EXHIBITS:

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

PAYMENT TO BE MADE TO: N/A

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

SUMMARY STATEMENT:

The Airport Planning Committee has two Councilmembers. One member appointment is vacant.

RECOMMENDED ACTION:

Appoint Councilmember.