



## CITY COUNCIL MEETING AGENDA

NOVEMBER 14, 2023 6:00 PM

CITY HALL, 701 MAIN STREET, KERRVILLE, TEXAS



### Council Meeting Procedures, City Council and City Staff Safety, And Citizen Participation Guidelines

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

Citizens wishing to speak during a meeting shall submit a completed "speaker request form" to the City Secretary before the item is introduced, but are encouraged to submit the form before the meeting begin. Each speaker is limited to four minutes.

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon on this property.

Thank you for your participation!

**CALL TO ORDER:** Mayor Judy Eychner

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Led by Councilmember Roman Garcia

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

**2. PRESENTATIONS:**

2.A Proclamation: Schreiner University Centennial.

2.B Recovery Community Coalition (RCC) Annual Report, presented by the RCC Chair, Joe Piszcior.

**3. VISITORS/CITIZENS FORUM:** Any citizen with business not scheduled on the agenda may speak to the City Council. Prior to speaking, each speaker must fill out the speaker request form and give it to the City Secretary. The speaker request form must be submitted to the City Secretary before the item is called or read into record. City Council may not discuss or take any action on an item but may place the issue on a future agenda. Each speaker is limited to four minutes.

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

4.A Resolution No. 38-2023. A Resolution authorizing the filing of an application with the Alamo Area Council of Governments for 2024/2025 Solid Waste Pass Through Grant.

Attachment: 20231114\_Reso 38-2023 AACOG 2024-2025 Solid Waste Pass Through Grant.pdf

4.B Resolution No. 41-2023. A Resolution authorizing the acceptance of \$70,522.00 in grant funding from the Office of the Governor and its Edward Byrne Memorial Justice Assistance Grant program; for funding to purchase automatic license plate reader equipment for the Kerrville Police Department.

Attachments: 20231114\_Reso 41-2023 Grant funding from the Office of the Governor License Plate Reader.pdf  
20231114\_Award Statement.pdf

 4.C Contract with EagleView Technologies, Inc. to acquire two flights of aerial imagery for the City of Kerrville for the amount of \$76,194 paid over the course of six years in payments of \$12,699.00.  
Attachment: 20231114\_MSA Eagleview.pdf

 4.D The 2024 Routine Airport Maintenance Program (RAMP) Grant between Texas Department of Transportation and the Kerrville-Kerr County Airport.  
Attachment: 20231114\_RAMP\_Grant\_2024\_Packet\_Kerrville\_Airport.pdf

4.E City Council workshop minutes, October 24, 2023.  
Attachment: 20231114\_CC workshop minutes 10-24-23.pdf

4.F City Council meeting minutes, October 24, 2023.  
Attachment: 20231114\_CC meeting minutes 10-24-23.pdf

4.G City Council special-called meeting minutes, November 07, 2023.  
Attachment: 20231114\_Minutes special-called meeting 11-7-23 11am.pdf

**END OF CONSENT AGENDA.**

**5. ORDINANCES, SECOND READING:**

5.A Ordinance No. 2023-29, second reading. An Ordinance annexing an approximate 214.1-acre tract of land, which includes an adjacent right-of-way existing as a portion of Olympic Drive, all of which is out of the Samuel Wallace Survey No. 114, Abstract No. 348, and Samuel Wallace Survey No. 113, Abstract No. 347, into the corporate limits of the City of Kerrville, Texas; such property being located within Kerr County, Texas, and the extraterritorial jurisdiction of the City of Kerrville, Texas; and generally located adjacent to Loop 534 and north of Olympic Drive; 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 a contiguous tract of land located adjacent to Loop 534, and providing other matters relating to the subject.  
Attachment: 20231114\_Ord 2023-29 Annex-Zone 2945 Loop 534, second.pdf

5.B Ordinance No. 2023-30, second reading. An Ordinance of the City Council of the City of Kerrville, Texas, designating the Windridge Tax Increment Reinvestment Zone (TIRZ), a petition-initiated TIRZ to be named Tax Increment Reinvestment Zone Number Two, Windridge, City of Kerrville, Texas, pursuant to Chapter 311, Texas Tax Code; and generally located north of Olympic Drive and on an approximate 100.36 acre tract of undeveloped property; describing the boundaries of the Zone; creating a Board of Directors for the Zone; establishing a Tax Increment fund for the Zone; containing a findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.  
Attachment: 20231114\_Ord 2023-30 Windridge TIRZ2, second.pdf

**6. PUBLIC HEARINGS AND ACTION:**

6.A Request for variance from distance requirement applicable to sale of alcoholic beverages per Section 10-3, Code of Ordinances; for the property addressed as 2100 E. Main Street (The Hill Winery, Schreiner University).

Attachments: 20231114\_Map\_The Hills Location.pdf  
20231114\_SU\_Alcohol\_Sales\_Variance\_Exhibit\_A.pdf

**7. PUBLIC HEARING AND ORDINANCES, FIRST READING:**

7.A Ordinance No. 2023-31. An Ordinance amending Ordinance No. 2003-08, which created a Planned Development District on an approximate 798.7 acre tract of land generally located northeast of the intersection of State Highway 16 and Interstate Highway 10; said amendments to update the concept plan and the land use table included within Ordinance No. 2003-08, to combine various residential lot sizes into a single area (parcel), and to alter the layout of the golf course area and commercial areas; establishing a penalty and effective date; and providing other matters relating to the subject.

Attachments: [20231114\\_Ord 2023-31 Zone change PDD Hwy16 & I10.pdf](#)

[20231114\\_Map\\_of\\_location.pdf](#)

[20231114\\_Master Plan 2003 Whiskey\\_Springs\\_PDD.pdf](#)

[20231114\\_K2050 Catalyst Areas Whiskey Springs.pdf](#)

7.B Ordinance No. 2023-32. An ordinance changing the zoning of a property known as 518 and 520 Lois Street, consisting of Lots 1-3, Block 25, of the Westland Addition, and within the City of Kerrville, Kerr County, Texas; from a Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A) to a Light Commercial Zoning District (C-2); and providing other matters relating to the subject.

Attachments: [20231114\\_Ord 2023-32 Zone Change 518 and 520 Lois St.pdf](#)

[20231114\\_PZ-2023-10\\_Current\\_Zoning.pdf](#)

[20231114\\_PZ-2023-10\\_K2050\\_Future\\_Land\\_Use.pdf](#)

[20231114\\_Letter opposed Miller.pdf](#)

7.C Ordinance No. 2023-33. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas; by changing the zoning for the property known as 226 Harper Rd (FM 783); an approximate 1.71 acre tract out of the Fosgate Survey No. 120, Abstract 138; from a Single Family Residential Zoning District (R-1) to a Residential Transition Zoning District (RT); and providing other matters relating to the subject.

Attachments: [20231114\\_Ord 2023-33 Zone change 226 Harper Rd.pdf](#)

[20231114\\_Zoning Current-K2050 Future.pdf](#)

## **8. CONSIDERATION AND POSSIBLE ACTION:**

8.A Resolution No. 36-2023. A Resolution approving a Resolution of the *City of Kerrville, Texas Economic Improvement Corporation* with respect to the issuance of up to \$20,000,000 in principal amount of its *Sales Tax Revenue Bonds, Series 2023*, to finance costs of certain projects being undertaken by the Corporation at the request, and for the benefit, of the City which are authorized to be financed by the Corporation pursuant to the *Development Corporation Act* (primarily Section 505.152 of the Texas Local Government Code); and approving an amendment to the Sales Tax Remittance Agreement between the Corporation and the City.

Attachment: [20231114\\_Reso 36-2023 EIC bond issuance DRAFT.pdf](#)

8.B General Event Production Contract between The CE Group, Inc. and the City of Kerrville for the Kerrville Eclipse Festival in an amount not to exceed \$193,500.00.

Attachment: [20231114\\_Contract Event Promotion- CE Group.pdf](#)

## **9. INFORMATION & DISCUSSION:**

9.A Financial report for Fiscal Year ended September 30, 2023.

## **10. BOARD APPOINTMENTS:**

10.A Appointment(s) to the Food Service Advisory Board.

11. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if they meet the qualifications in Sections 551.071 (consultation with attorney), 551.072 (deliberation regarding real property), 551.073*

(deliberation regarding gifts), 551.074 (personnel/officers), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code. City Council also reserves the right to meet in executive session on the following issues:

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

**13. ITEMS FOR FUTURE AGENDAS:** *City Council may suggest items or topics for future agendas.*

**ADJOURN.**

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The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-258-1118 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: November 09, 2023 at 3:15 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon, City Secretary, City of Kerrville, Texas