



CITY COUNCIL MEETING AGENDA

DECEMBER 12, 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). 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: *By Mayor Judy Eychner*

INVOCATION AND PLEDGE OF ALLEGIANCE: *Led by Councilmember Jeff Harris*

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 Kerrville Kindness Award: Kerrville Christmas Lighting Corporation.
- 2.B Proclamation recognizing the "Christmas in Kerrville" 2023 poem author.
- 2.C Proclamation recognizing the Major James Kerr Chapter of the Daughters of the American Revolution day.
- 2.D Commendations for outgoing Board members of the Main Street Advisory Board, and the Senior Services Advisory Committee.
- 2.E Report from the City's Charter Review Committee as to its proposed amendments to the City's existing Charter.

Attachment: [20231212_Report of CRC_120823 DRAFT.pdf](#)

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. 44-2023. A Resolution authorizing approval of a Mutual Aid Agreement for Multi-jurisdictional Tactical Response Team as between the City of Kerrville, Texas, the City of Fredericksburg, Texas, and the City of Boerne, Texas.

[Attachment: 20231212_Reso 44-2023 Multijurisdictional Tactical Response Team.pdf](#)

 4.B Purchase of one (1) Type 1 Ambulance from Sterling McCall Ford through the Buyboard Purchasing Cooperative #650-21, at a price not to exceed \$327,000.

[Attachment: Kerrville Fire Department BuyBoard Quote 3874.pdf](#)

4.C Affiliation Agreement between Alamo Community College District on behalf of San Antonio College to allow Emergency Medical Technician (EMT) students participate in ambulance clinicals.

[Attachment: Affiliation Agreement_Alamo Community Colleges_11032023_Final.pdf](#)

4.D City Council workshop minutes, November 14, 2023.

[Attachment: 20231212_Minutes 11-14-23 CC workshop.pdf](#)

4.E City Council meeting minutes, November 14, 2023.

[Attachment: 20231212_Minutes 11-14-23 CC meeting 6pm.pdf](#)

4.F City Council special-called meeting minutes, November 30, 2023.

[Attachment: 20231212_Minutes special-called meeting 11-30-23 11am.pdf](#)

END OF CONSENT AGENDA.

5. PUBLIC HEARINGS AND RESOLUTIONS:

5.A Resolution No. 39-2023. A Resolution granting a Conditional Use Permit to authorize a Building Contractor, General on property generally located adjacent to and east of the intersection of Woodlawn Ave. and Lois St.; consisting of Lots 1-3, Block 25, Westland Addition; and more commonly known as 518 and 520 Lois St.; said property is located within a Single-Family Residential with Accessory Dwelling Unit Zoning District (R-1A); and making said permit subject to certain conditions and restrictions.

[Attachments: 20231212_Reso 39-2023 CUP 518-520 Lois.pdf](#)

[20231212_Current Zoning 518-520 Lois St.pdf](#)

[20231212_K2050 Future Land Use.pdf](#)

[20231212_Letter opposed Miller 518-520 Lois.pdf](#)

5.B Resolution No. 40-2023. A Resolution granting a Conditional Use Permit to authorize a Dwelling Single-Family detached with Accessory Dwelling Unit on the property consisting of Lot 13, Block 3, Methodist Encampment Addition; more commonly known as 1312 Cedar Dr.; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to certain conditions and restrictions contained herein.

[Attachments: 20231212_Reso 40-2023 CUP 1312 Cedar Dr.pdf](#)

[20231212_Current Zoning Map 1312 Cedar.pdf](#)

[20231212_K2050 Future Land Use Map 1312 Cedar.pdf](#)

[20231212_Signatures and Letters - in favor support.pdf](#)

5.C Resolution No. 42-2023. A Resolution granting a Conditional Use Permit to authorize a Dwelling, Single-Family detached with Accessory Dwelling Unit on the property consisting of Lot 19, Block 4, Highlands Addition; more commonly known as 505 East Lane; said property is located within a Single-Family Residential Zoning District (R-1); and making said permit subject to certain conditions and restrictions contained herein.

[Attachments: 20231212_Reso 42-2023 CUP 505 East Ln.pdf](#)

[20231212_Current Zoning 505 East Ln.pdf](#)

[20231212_K2050 Future Land Use 505 East Ln.pdf](#)

[20231212_Letter opposed Barecky 505 East Ln.pdf](#)

6. ORDINANCES, SECOND READING:

6.A Ordinance No. 2023-31, second reading. 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: [20231212_Ord 2023-31 Zone change PDD Hwy16 & I10, 2nd reading.pdf](#)
[20231212_Whsiskey Springs Concept Plan_UPDATED.pdf](#)

6.B Ordinance No. 2023-32, second reading. 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: [20231212_Ord 2023-32 Zone Change 518 & 520 Lois 2nd reading.pdf](#)
[20231114_PZ-2023-10_Current_Zoning.pdf](#)
[20231114_PZ-2023-10_K2050_Future_Land_Use.pdf](#)
[20231114_Letter opposed Miller.pdf](#)

6.C Ordinance No. 2023-33, second reading. 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: [20231212_Ord 2023-33 Zone change 226 Harper Rd 2nd reading.pdf](#)

7. ORDINANCES, FIRST READING:

7.A Ordinance No. 2023-34. An Ordinance amending the City's Fiscal Year 2024 (FY 2024) budget to allocate funds to be used for expenses related to the City's preparation for and response to the Total Solar Eclipse event, which will take place April of 2024.

Attachments: [20231212_Ord 2023-34 FY2024 Budget amendment.pdf](#)

8. CONSIDERATION AND POSSIBLE ACTION:

8.A Resolution No. 43-2023. A Resolution casting votes of the City of Kerrville, Texas, for Kerr Central Appraisal District (KCAD) Board of Directors. (This item is eligible for Executive Session 551.074).
Attachment: [20231212_Reso 43-2023 KCAD Directors.pdf](#)

8.B First Amendment to the Design-Build Contract with Thos. S. Byrne, Inc. dba Byrne Construction Services Corporation in the amount of \$7,026,421.00 for the Public Safety Facility Project.
Attachment: [20231212_Thos Byrne - Design Build PSF first amendment.pdf](#)

8.C Purchase Sale Agreement between the City of Kerrville, Economic Improvement Corporation (EIC) and Megaacrete Real Estate, LLC (Project Mount Saddle), which agreement provides for the EIC to convey property it owns along the 300 block of Peterson Farm Road, consisting of approximately 86.71 acres.

Attachment: [20231212_Modular Capabilities Brochure 2022.pdf](#)

8.D Economic Development Grant Agreement between Lennar Homes of Texas Land and Construction, Ltd., and the City of Kerrville, Texas Economic Improvement Corporation.
Attachment: [20231212_EIC Grant Agreement - Lennar.pdf](#)

8.E Approval of offer letter from the Kerrville-Kerr County Airport Manager to the Carnegie Holding Company, LLC, for the Airport to purchase 54.95 acres adjacent to the Airport, such offer in the amount of \$824,250.00.

Attachments: [0828 2023 Appraisal Report Kerrville Airport Acquisition Wellborn tract.pdf](#)

9. BOARD APPOINTMENTS:

- 9.A Appointment(s) to the Library Advisory Board.
- 9.B Appointment(s) to Planning & Zoning Commission. (This item eligible for Executive Session 551.074)
- 9.C Appointment(s) to the Recovery Community Coalition.

10. 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:*

- 10.A Appointment(s) to the Planning & Zoning Commission. (551.074)

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

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

ADJOURN.

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: December 08, 2023 at 4:00 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