

**CITY COUNCIL MEETING MINUTES
KERRVILLE, TEXAS**

AUGUST 12, 2025 6:00 PM

On August 12, 2025 at 6:00 p.m., Mayor Joe Herring, Jr. called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main St. Councilmember Brenda Hughes introduced Ryan Pendergraff, who provide the Invocation, and led the Pledge of Allegiance.

COUNCILMEMBERS PRESENT:

Mayor Joe Herring, Jr
Councilmember Delayne Sigerman
Councilmember Jeff Harris
Councilmember Kent McKinney
Mayor Pro-Tem Brenda Hughes

COUNCILMEMBERS ABSENT:

None

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Michael Hornes, Asst City Manager
Kim Meisner, Asst City Manager
Shelley McElhannon, City Secretary
Julie Behrens, Director of Finance

Jay Brimhall, Director of Parks & Rec
Stuart Cunyus, PIO
Rosa Ledesma, Asst Director Parks & Rec
Chris McCall, Police Chief
Drew Paxton, Director of Planning
Charvy Tork, Director of IT

VISITORS PRESENT: A list of the citizen speakers present during the meeting is on file in the City Secretary's Office for the required retention period.

Mitch Harrell, Golf Consultant

Whiskey Springs Development LLC designers, developers Dale Beddo, Jim Boyton, Patrick Bourne, Pablo Brinkman

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

Stuart Cunyus, Councilmember Delayne Sigerman, Councilmember Jeff Harris, and Mayor Herring provided information and announcements.

2. PRESENTATIONS:

2.A Proclamation: Kerrville Veterans Patriot Day and 9/11 Walk.

Mayor Herring and Councilmember Harris proclaimed September 11, 2025 as Kerrville Veterans Patriot Day in Kerrville, Texas. General Mike Oates accepted the proclamation.

3. VISITORS/CITIZENS FORUM: The following person(s) spoke:

Daniel Gulbranson
Gabriel Perales
George Baroody

4. CONSENT AGENDA:

Councilmember Harris made a motion to approve the Consent Agenda Items 4A, 4B, and 4C, seconded by Councilmember Kent McKinney. Motion approved 5-0.

4.A City Council/Employees Benefit Trust meeting minutes July 22, 2025.

4.B City Council workshop minutes July 22, 2025.

4.C City Council meeting minutes July 22, 2025.

5. CONSIDERATION AND POSSIBLE ACTION:

5.A Resolution No. 24-2025. A Resolution amending the City of Kerrville Fee Schedule by revising various fees applicable to the use of and services provided by the City's Scott Schreiner Golf Course

Jay Brimhall and Mitch Harrell provided information and responded to questions.
The following person(s) spoke: George Eychner

Councilmember Harris made a motion to adopt Resolution No. 24-2025, seconded by Councilmember McKinney. Motion to approve passed 5-0.

5.B Resolution No. 25-2025. A Resolution for the release of an area from the City's Extraterritorial Jurisdiction, such property located at 873 Harper Highway (RR 783) and consisting of approximately 0.33 acres.

Drew Paxton provided information and responded to questions.
The following person(s) spoke: George Baroody.

Councilmember McKinney made a motion to approve Resolution No. 25-2025, to release property located at 873 Harper Highway from the City's Extraterritorial Jurisdiction, seconded by Councilmember Sigerman. Motion to release was approved 5-0.

5.C Resolution No. 26-2025. A Resolution for the release of an area from the City's Extraterritorial Jurisdiction, such property located at 2660 Junction Highway (Highway 27) and consisting of approximately 1.24 acres.

Drew Paxton provided information.

Councilmember McKinney made a motion to approve Resolution No. 26-2025 to release property located at 2660 Junction Highway from the City's Extraterritorial Jurisdiction, seconded by Councilmember Hughes. Motion to release was approved 5-0.

5.D Development Agreement with Whissprings Development, LLC, relating to the use and development of 787± acres within the City to be known as "Whiskey Springs"; generally located at the northeast corner of the intersection of State Highway 16 and Interstate Highway 10.

Michael Hornes provided information and responded to questions. Whiskey Springs Development LLC designers/developers Dale Beddo, Jim Boyton, Pablo Brinkman; Mike Wellborn, Wellborn Engineering; and Jennifer Sloan, Municap were in attendance.

The following person(s) spoke: Pablo Brinkman, George Baroody.

Councilmember Sigerman made a motion to approve the Development Agreement with Whissprings Development LLC, seconded by Councilmember McKinney. Motion approved 5-0.

5.E Professional Services Reimbursement Agreement between the City of Kerrville and Whissprings Development, LLC.

Michael Hornes provided information and responded to questions. Whiskey Springs Development LLC designers/developers Dale Beddo, Jim Boyton, Patrick Bourne, Pablo Brinkman; Mike Wellborn, Wellborn Engineering; and Jennifer Sloan, Municap were in attendance.

The following person signed up to speak, however declined when called: Pablo Brinkman.

Councilmember Hughes made a motion to approve the Professional Services Reimbursement Agreement, seconded by Councilmember McKinney. Motion approved 5-0.

6. PUBLIC HEARING AND ORDINANCES, FIRST READING:

6.A Ordinance No. 2025-15. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas (Zoning Code) by changing the zoning of a property known as 225 Schreiner St, from a Residential Transition Zoning District (RT) to a Downtown Arts and Culture Zoning District (DAC); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-15 caption into record.

Drew Paxton and applicant Kerry Champagne provided information and responded to questions.

Mayor Herring opened the public hearing at 7:18 p.m.

The following person(s) spoke: Nikki Caines

Mayor Herring closed the public hearing at 7:20 p.m.

Councilmember Sigerman motioned to approve Ordinance No. 2025-15 on first reading, seconded by Councilmember Harris. Motion approved 5-0.

6.B Ordinance No. 2025-16. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas (Zoning Code) by changing the zoning of a property known as 1421 E Main, consisting of approximately 1.77 acres out of the JA Tivy Addition, and within the City of Kerrville, Kerr County, Texas; from a Neighborhood Commercial Zoning District (C-1) to a Light Commercial Zoning District (C-2); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-16 caption into record.

Drew Paxton and applicant Steven Butcher provided information and responded to questions.

Mayor Herring opened the public hearing at 7:25 p.m.
The following person(s) spoke: Pablo Brinkman.
Mayor Herring closed the public hearing at 7:26 p.m.

Councilmember Sigerman motioned to approve Ordinance No. 2025-16 on first reading, seconded by Councilmember Hughes. Motion approved 5-0.

6.C Ordinance No. 2025-17. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas (Zoning Code) by changing the zoning of a property known as 2210 Highway 173 (Bandera Highway), Lot 2, Block 1 out of the Oak Hollow Estates Addition, and within the City of Kerrville, Kerr County, Texas; from a Neighborhood Commercial Zoning District (C-1) to a Light Commercial Zoning District (C-2); and providing other matters relating to the subject.

Shelley McElhannon read Ordinance No. 2025-17 caption into record.
Drew Paxton provided information and responded to questions.
Mayor Herring opened the public hearing at 7:28 p.m.
The following person(s) spoke: Pablo Brinkman
Mayor Herring closed the public hearing at 7:29 p.m.

Councilmember Hughes motioned to approve Ordinance No. 2025-17 on first reading, seconded by Councilmember McKinney. Motion approved 5-0.

7. PUBLIC HEARINGS AND RESOLUTIONS:

7.A Continuation of a Public Hearing; and Resolution No. 19-2025 Authorizing and Creating the Whiskey Springs Public Improvement District in Accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters; and Providing an Effective Date.

Michael Hornes and Jennifer Sloan provided information and responded to questions.
Mayor Herring opened the public hearing at 7:33 p.m.
The following person(s) spoke: George Baroody
Mayor Herring closed the public hearing at 7:36 p.m.

Councilmember McKinney motioned to approve Resolution No. 19-2025, seconded by Councilmember Hughes. Motion approved 5-0.

7.B Resolution No. 16-2025. A Resolution granting a Conditional Use Permit to authorize a Day Care Services, children on the property located at 851 Clay; the property located within a Residential Transition Zoning District (RT); and making the permit subject to certain conditions and restrictions.

Drew Paxton and the applicant (Mr. and Mrs. Stark's) representative Lynn Niles provided information and responded to questions.
Mayor Herring opened the public hearing at 7:41 p.m.
No person(s) spoke.

Mayor Herring closed the public hearing at 7:41 p.m.

Councilmember Hughes motioned to approve Resolution No. 16-2025, seconded by Councilmember McKinney. Motion approved 5-0.

8. BOARD APPOINTMENTS:

8.A Appointment to the Building Board of Adjustment and Appeals. (Item eligible for Executive Session (551.074)

Councilmember Harris made a motion to appoint Ardie Vargas as a regular member and Justin Foster as an alternate member to the Building Board of Adjustment and Appeals, seconded by Councilmember Sigerman. Motion to appoint approved 5-0.

9. EXECUTIVE SESSION: Executive Session was not called nor convened, and Item 9A was not discussed.

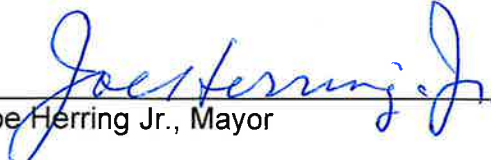
9.A Appointment to the Building Board of Adjustment and Appeals 551.074.

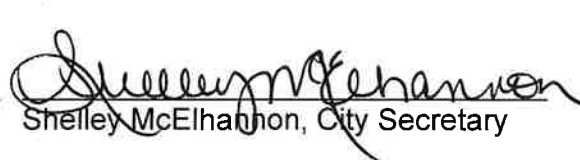
10. ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY. N/A

11. ITEMS FOR FUTURE AGENDAS: None

ADJOURN. Meeting adjourned at 7:43 p.m.

APPROVED BY COUNCIL: 8/26/2025


Joe Herring Jr., Mayor


Shelley McElhannon, City Secretary