



City Council Meeting Agenda
March 25, 2025 at 6:00 PM
City Hall, 701 Main Street, Kerrville, Texas



Citizens may view and hear City Council meetings on Spectrum Channel 2 or by live-stream via the [City's website \(www.kerrvilletx.gov\)](http://www.kerrvilletx.gov). City Council meetings are recorded, and recordings 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, and encouraged to submit the form before the meeting begins. 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 Joe Herring, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE: Councilmember Brenda Hughes

1. **ANNOUNCEMENTS OF COMMUNITY INTEREST:** *Items of community interest, including expressions of thanks, congratulations, condolences; holidays; recognitions; city sponsored events, or events scheduled which city officials will attend; safety and imminent threats to the public. No action will be taken.*
2. **PRESENTATIONS:**
 - 2.A Recognition of Commendation: Termed Zoning Board of Adjustment member, Sam Ligon. *(J Herring Jr., Mayor/D Paxton, Director Planning & Development)*
 - 2.B Recognizing April as Child Abuse Prevention Month and The Hill Country Crisis Council for their community engagement. *(J Herring, Jr., Mayor)*
 - 2.C Doyle Center update as to its services and programs. *(Rae Cardenas, Executive Director)*
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 complete the speaker request form and submit it 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, staff, or member of the public 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. 10-2025. A Resolution authorizing the City's submission of a Texas Community Block Grant Program Application to the Texas Department of Agriculture for the 2025 Downtown Revitalization Program Fund; and authorizing the Mayor and City Manager to act as the City's Executive Officers and authorized representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. *(M Hornes, Asst. City Manager)*

4.B City Council meeting minutes March 11, 2025. (*S McElhannon, City Secretary*)

5. **PUBLIC HEARING AND POSSIBLE ACTION:**

5.A A request for a variance from the ½ mile distance requirement per Section 30-16 of the Code of Ordinances as required between boarding home facilities, such request pursued for a proposed boarding home facility located at 504 Tivy Street. (*D Paxton, Director of Planning & Development*)

6. **CONSIDERATION AND POSSIBLE ACTION:**

6.A Presentation of Audit Overview and Annual Comprehensive Financial Report. (*J Behrens, Director of Finance*)

6.B Request for variance to application of building code (sprinklers) per §26-259 of the City's Code of Ordinances for property at 613 Rock Creek Loop. (*D Paxton, Director of Planning & Development*)

7. **BOARD APPOINTMENTS:**

7.A Appointment to the Library Advisory Board. (*S McElhannon, City Secretary*)

7.B Appointment(s) to the Parks & Recreation Advisory Board. (*S McElhannon, City Secretary*)

7.C Appointment to the Kerr Emergency 9-1-1 Board of Managers. (*C McCall, Chief of Police*)

8. **EXECUTIVE SESSION:** *City Council may, as permitted by law, adjourn into executive session at any time to discuss any matter listed above if items meet the qualifications in Chapter 551 of the Texas Government Code.*

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

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

ADJOURN.

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation 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 March 20, 2025 at 2:30p.m., and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Shelley McElhannon TRMC, City Secretary, City of Kerrville, Texas



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

CAPTION: Resolution No. 10-2025. A Resolution authorizing the City's submission of a Texas Community Block Grant Program Application to the Texas Department of Agriculture for the 2025 Downtown Revitalization Program Fund; and authorizing the Mayor and City Manager to act as the City's Executive Officers and authorized representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. (*M Hornes, Asst. City Manager*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 03/19/2025

SUBMITTED BY:

Michael Hornes, Assistant City Manager

EXHIBITS:

1. 20250325_Reso 10-2025_Community Block Grant Application
2. TIRZ_TCDBG Application Calculations

Expenditure: \$100,000
Account Number: 51-5100-9070
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?
Yes

Key Priority Area:
D – Downtown Revitalization

SUMMARY:

The City of Kerrville is seeking funding through the Texas Community Development Block Grant (CDBG) Downtown Revitalization Program as an officially recognized Texas Main Street Program. This grant opportunity will provide financial assistance to enhance our downtown infrastructure, improving accessibility, safety, and the overall aesthetic appeal of our city center.

The proposed application includes two key projects. The first project focuses on public parking garage improvements, including upgraded security lighting and improved signage to enhance safety and accessibility for visitors and businesses. The second project involves sidewalk rehabilitation in the Main Street area, addressing aging infrastructure, improving pedestrian access, ensuring ADA compliance, and increasing walkability to support downtown commerce. The exact sidewalks to be rehabilitated have not yet been determined and will be identified further into the application process.

To support the project, the Tax Increment Reinvestment Zone (TIRZ) board was approached at their most recent meeting regarding funding a match. They have agreed to contribute up to \$100,000 toward the project, which will strengthen the application and demonstrate local commitment to downtown revitalization efforts. This allocation will only be utilized if the grant is funded, and will be accounted for in the FY26 budget.

To proceed, the City Council will need to pass a resolution authorizing the submission of the application to the Texas Department of Agriculture. Following this, staff will finalize the initial application. TDA will notify the highest scoring communities in May to then work on a final project application due by September 30, 2025.

Staff recommends approval of the resolution to submit the application, as these projects align with the City's long-term vision for downtown Kerrville and will help promote economic growth and enhanced public infrastructure.

RECOMMENDED ACTION:

Approval of Reso No. 10-2025 apply for a Texas Community Development Block Grant, and allocating up to \$100,000 toward the project through TIRZ funding.

**CITY OF KERRVILLE, TEXAS
RESOLUTION NO. 10-2025**

A RESOLUTION AUTHORIZING THE CITY'S SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE 2025 DOWNTOWN REVITALIZATION PROGRAM FUND; AND AUTHORIZING THE MAYOR AND CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, City Council, in furtherance of the City's Main Street Program, seeks to facilitate development within the downtown area and Main Street District by in part, applying for a Texas Community Development Block Grant through the Texas Department of Agriculture; and

WHEREAS, if awarded such funding, the City plans to work toward improving public parking, pedestrian access, security and safety features, among other improvements; and

WHEREAS, City Council finds it to be in the public interest to apply for funding under the Texas Community Development Block Grant Program;

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

SECTION ONE. The City Manager is authorized to file, on behalf of the City, an application with the Texas Department of Agriculture for a Texas Community Development Block Grant Program for the 2025 Downtown Revitalization Program Fund.

SECTION TWO. The City will apply for \$1,000,000.00 in grant funds for improvements to public parking, pedestrian access, security and safety features, and others to better serve the City's designated Main Street District.

SECTION THREE. City Council directs and designates the following to act in all matters in connection with this application and the City's participation in the Texas Community Development Block Grant Program:

- a. The Mayor and City Manager, or designees, shall serve as the City's Chief Executive Officers and Authorized Representatives to execute this application and any subsequent contractual documents;

- b. The Mayor and City Manager, or designees, are authorized to execute environmental review documents between the Texas Department of Agriculture and the City; and
- c. If this application is funded, the City Manager is authorized to execute the Request for Payment Form documents and/or other forms required for requesting funds to reimburse project costs.

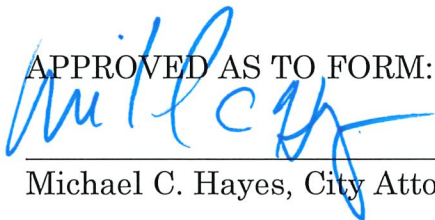
SECTION FOUR. City Council agrees that all funds will be used in accordance with all applicable federal, state, local, and programmatic requirements including procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION FIVE. The City is committing \$100,000.00 from its Tax Increment Reinvestment Zone Fund No. 1, as its contribution toward its proposed improvements within the Main Street District.

PASSED AND APPROVED ON this the _____ day of _____ A.D., 2025.

Joe Herring, Jr., Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Shelley McElhannon, City Secretary

TDA Texas Community Development Block Grant Program Funding

City: Kerrville
Project: CDBG Downtown Projects
Total City Pop: 23,370

Max Grant	\$	1,000,000
Match for Max Pts	\$	100,000
TOTAL Project Cost	\$	1,100,000

	Administration	Engineering	Construction	Acquisition	TOTAL PROJECT
Grant	\$ 60,000	\$ 85,000	\$ 855,000	\$ -	\$ 1,000,000
Match	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
TOTAL	\$ 60,000	\$ 85,000	\$ 955,000	\$ -	\$ 1,100,000

Construction + Acquisition + Fee Target Amount (includes match)	\$ 1,040,000
Max Engineering Fee	\$ 85,000
Construction & Acquisition Target Amount	\$ 955,000



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

CAPTION: City Council meeting minutes March 11, 2025. (*S McElhannon, City Secretary*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 02/20/2025

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

1. City Council Minutes 3112025

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

No

Key Priority Area:

SUMMARY:

March 11, 2025, 6:000 pm, City Council meeting minutes.

RECOMMENDED ACTION:

Approve minutes as presented.

**CITY COUNCIL MINUTES
MEETING**

**KERRVILLE, TEXAS
MARCH 11, 2025 6:00 PM**

On March 11, 2025 at 6:00 PM, Mayor Joe Herring, Jr. called the Kerrville City Council meeting to order in City Hall Council Chambers, 701 Main Street. Councilmember Kent McKinney provided 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:

CITY EXECUTIVE STAFF:

Dalton Rice, City Manager
Mike Hayes, City Attorney
Kim Meismer, Asst City Manager
Kesha Franchina, Deputy City Secretary

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.

Katharine Boyette, Community Arts Director Kerrville Citizen and Visitors Bureau
Amy Dozier, Asst General Manager of Kerrville Public Utility Board
Mike Wittler, General Manager and CEO of Kerrville Public Utility Board

CALL TO ORDER: Mayor Joe Herring, Jr.

INVOCATION AND PLEDGE OF ALLEGIANCE: Councilmember Kent McKinney

1. **ANNOUNCEMENTS OF COMMUNITY INTEREST:**

Stuart Cunyus provided information and announcements.

2. **PRESENTATIONS:**

2.A Kerrville Kindness Award recognizing Meals on Wheels, and a proclamation recognizing the month of March as "March for Meals" month.

Mayor Herring recognized the Dietert Center and the Meals On Wheels program with the Kerrville Kindness award. Mayor Herring also presented a proclamation proclaiming the month of March 2025 as the "March for Meals" month in Kerrville, Texas. Dietert Center Executive Director Brenda Thompson, Jeff Waylen, Mark Hauffler, Bethany Miller, Carol Reid, Stuart Puppri, Darleen Alan, Dawn Church, Beth Johnson, Billie Dierrie, Justin McClure and Leslie McClure accepted the award for the Dietert Center.

- 2.B Recognizing Texas History Month, Daughters of the Republic of Texas, Joshua D. Brown Chapter.

Mayor Herring presented the Daughters of the Republic of Texas, Joshua D. Brown Chapter, in recognition of March as Texas History Month. Martha Collard, Nancy Wilson, and Rebecca Palmay accepted the recognition.

- 2.C Proclamation: March 2025 as Red Cross month.

Mayor Herring proclaimed March 2025 as the Red Cross month in Kerrville, Texas. Representative Debbie Zabica and Kimberly Culver from the Kerrville Red Cross accepted the proclamation.

- 2.D Convention and Visitors Bureau recognition of Community Arts Program artists.

Katharyn Boyette provided information recognition and responded to questions. Linda Ables, Elaine Capers, Rosanne Thrall, Ashley Valero, Amy Goodyear, Monica Loveless, Libbey Horton, Jacoby Caldwell, and Carol Arnold accepted recognition.

3. **VISITORS/CITIZENS FORUM:**

The following person(s) spoke:
Dr. William Rector

4. **CONSENT AGENDA:**

Councilmember Hughes noted a spelling correction to item 4.A., and requested to pull item 4.H.

Councilmember Harris noted that items 4.E, 4.F, and 4.G were grant items that the City does not absorb the costs.

Councilmember McKinney made a motion to approve the Consent Agenda, seconded by Councilmember Harris. The motion passed 5-0.

- 4.A Resolution No. 09-2025. A Resolution authorizing the submission of a grant application to the Public Safety Office, Office of the Governor, by the City of Kerrville for the purchase of an all-terrain vehicle for the Kerrville Police Department.
- 4.B Professional Services Agreement with Freese & Nichols, Inc. for the Lois Tank Replacement project in the amount of \$294,875.00.
- 4.C Financial Services Contract between the City of Kerrville, TX and Kerrville Economic Development Corporation (KEDC) for the City's provision of financial services to KEDC.
- 4.D Professional Services Agreement with 6S Engineering, Inc. for site location design for generator upgrades and installation of new generators at City facilities, to include City Hall, Central Fire Station, and various water facilities in the amount of \$209,526.00.

- 4.E Administration/Professional Services Agreement with Traylor & Associates, Inc. for services related to seeking and administering grant funding, such grant related to the 2021 February Winter Weather as offered by the Texas Department of Emergency Management and its Hazard Mitigation Grant Program (HMGP) in the amount of \$227,520.00.
- 4.F Professional Services Agreement with 6S Engineering, Inc. for site selection design for general upgrades at the Butt Holdsworth Memorial Library and the City University campus in the amount of \$38,515.00.
- 4.G Professional Services Agreement with Traylor & Associates, Inc. for services related to seeking and administering grant funding, such grant related to the COVID-19 pandemic as offered by the Texas Department of Emergency Management and its Hazard Mitigation Grant Program (HMPG) in the amount of \$12,800.00.
- 4.H Memorandum of Agreement between Freedom's Path Kerrville II Limited Partnership, the City of Kerrville, and the South Texas Veterans Health Care System for City Services.
- 4.I City Council workshop minutes February 25, 2025.
- 4.J City Council meeting minutes February 25, 2025.

Councilmember Hughes sought an answer regarding content to form and Mike Hayes responded to the questions. Councilmember Hughes motioned to approve item 4.H., seconded by Jeff Harris. The motion passed 5-0.

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

- 5.A Ordinance No. 2025-06. An Ordinance amending Chapter 60 of the Code of Ordinances, City of Kerrville, Texas (Zoning Code) by changing the zoning of an approximate 23.8 acre tract of land as generally located on the southwest corner of the intersection of Loop 534 (Veterans Hwy) and Cypress Creek Road (FM 1341); from a Single-Family Residential Zoning District (R-1) to a Mixed Use Zoning District (MU); and providing other matters relating to the subject.

Kesha Franchina read Ordinance No. 2025-06 caption into record.
Drew Paxton provided information and responded to questions.

Mayor Herring opened the public hearing at 6:59 p.m.

The following person(s) spoke:

Joel Bryant

David Ferris

Mary Contois

Nikki Caines

Mayor Herring closed the public hearing at 7:16 p.m.

Councilmember Hughes made a motion to disapprove Ordinance No. 2025-06, seconded by Councilmember Harris. The motion failed 5-0.

6. PUBLIC HEARING AND POSSIBLE ACTION:

6.A A request for a variance from the ½ mile distance requirement per Section 30-16 of the Code of Ordinances as required between boarding home facilities, such request pursued for a proposed boarding home facility located at 613 Rock Creek Loop.

Drew Paxton provided information and responded to questions.
Applicant representative Rick Perry spoke.

Mayor Herring opened the public hearing at 7:29 p.m.

The following person(s) spoke:

Jeff Hunter

Rick Perry

Jeff Hunter

David Ferris

Mayor Herring closed the public hearing at 7:33 p.m.

Councilmember McKinney made a motion to approve the request for variance, seconded by Councilmember Harris. The motion passed 3-2. Councilmember Hughes and Sigerman opposed.

7. CONSIDERATION AND POSSIBLE ACTION:

7.A Resolution No. 08-2025. Approving and authorizing a power sales agreement between the Kerrville Public Utility Board and the Kerrville Public Utility Board Public Facility Corporation, the issuance of power supply revenue bonds by the Kerrville Public Utility Board Public Facility Corporation, and other matters in connection therewith. Requested by Mike Wittler, General Manager and CEO of Kerrville Public Utility Board.

Mike Wittler, Allison Bueche, Amy Dozier, and Arthur Kimball Stanley provided information and responded to questions.

The following person(s) spoke:

Nikki Caines

Councilmember Hughes made a motion to approve Resolution No. 08-2025, seconded by Councilmember McKinney. The motion passed 5-0.

7.B Allow the City Manager to finalize and execute a Professional Services Agreement for third-party building plan review and building inspections.

Drew Paxton provided information and responded to questions.

Councilmember McKinney made a motion to authorize the City Manager to finalize and execute a Professional Service Agreement, seconded by Councilmember Harris. The motion passed 5-0.

7.C Economic Development Strategies for the City.

Dalton Rice provided information and responded to questions. Information only; no action was taken.

8. **EXECUTIVE SESSION:**

Executive Session was not called nor convened.

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

N/A

10. **ITEMS FOR FUTURE AGENDAS:**

Councilmember Sigerman requested a discussion on Downtown fees for tables and chairs.

ADJOURN.

City Council meeting adjourned at 8:37 p.m.

APPROVED BY COUNCIL: _____

APPROVED:

ATTEST:

Joe Herring Jr., Mayor

Kesha Franchina, Deputy City Secretary



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

CAPTION: A request for a variance from the ½ mile distance requirement per Section 30-16 of the Code of Ordinances as required between boarding home facilities, such request pursued for a proposed boarding home facility located at 504 Tivy Street. (*D Paxton, Director of Planning & Development*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 03/07/2025

SUBMITTED BY:

EXHIBITS:

1. 2025-012_Application
2. 2025-012_Location Map
3. 2025-012_Boarding Home Floor Plans
4. 2025-012_Boarding Home Site Plan_low res

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

The applicant has requested a variance to the distance requirement from a nearby boarding home for a proposed boarding home facility at 504 Tivy Street. The nearby group home is located at 976 Barnett Street, one block away, approximately 520 feet.

As per Section 30-17(4) the City Council may consider a variance request based on the following criteria:

(4) *Council decision; criteria.*

a. In determining whether to grant a variance, city council must find that the enforcement of the distance requirement is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a permit, does not serve its intended purpose, and/or is not effective or necessary.

b. If at the conclusion of the public hearing the city council grants the applicant's request for a variance, the city council may impose additional conditions on the

granting of the variance where such conditions are intended to mitigate the impacts caused by the boarding home facility and are in the public interest.

RECOMMENDED ACTION:



Development Services Department
200 Sidney Baker St. N.
Kerrville TX 78028
(830) 258-1170

Payment 265.00
TRANS. 835
PERMIT# 2025-012

Boarding Home Variance Request for Distance Requirements

Date application submitted: _____

Applicant's Name: Clair Booth

Applicant's Address: 504 Tivy St; Kerrville, Tx

Telephone #: 210-274-2346 Alternate #: 830-928-3181

Email: clairboothtx@yahoo.com

Name and address of the Boarding Home Facility subject to the request: AA Boarding house on Barnett St; Kerrville

Name of Property Owner for the property where the boarding home facility is proposed to be located:

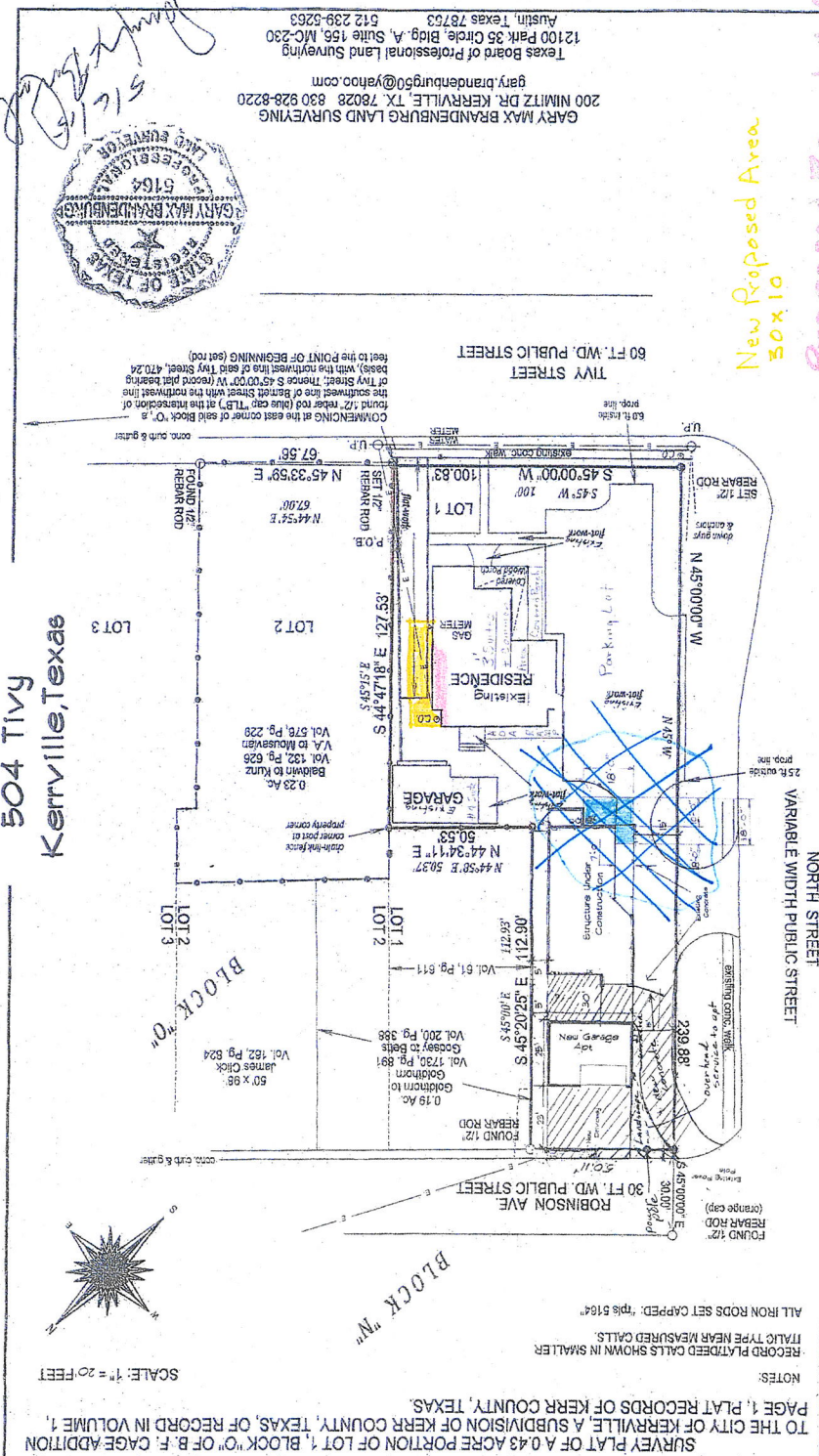
Clair Booth; 504 Tivy St; Kerrville, Tx

Name and address of the Boarding Home facility that is currently in existence that triggers the variance request: _____

Residence of
Ken & Clair Booth

504 Tivy

Kerrville, Texas



New Proposed Area
30x10

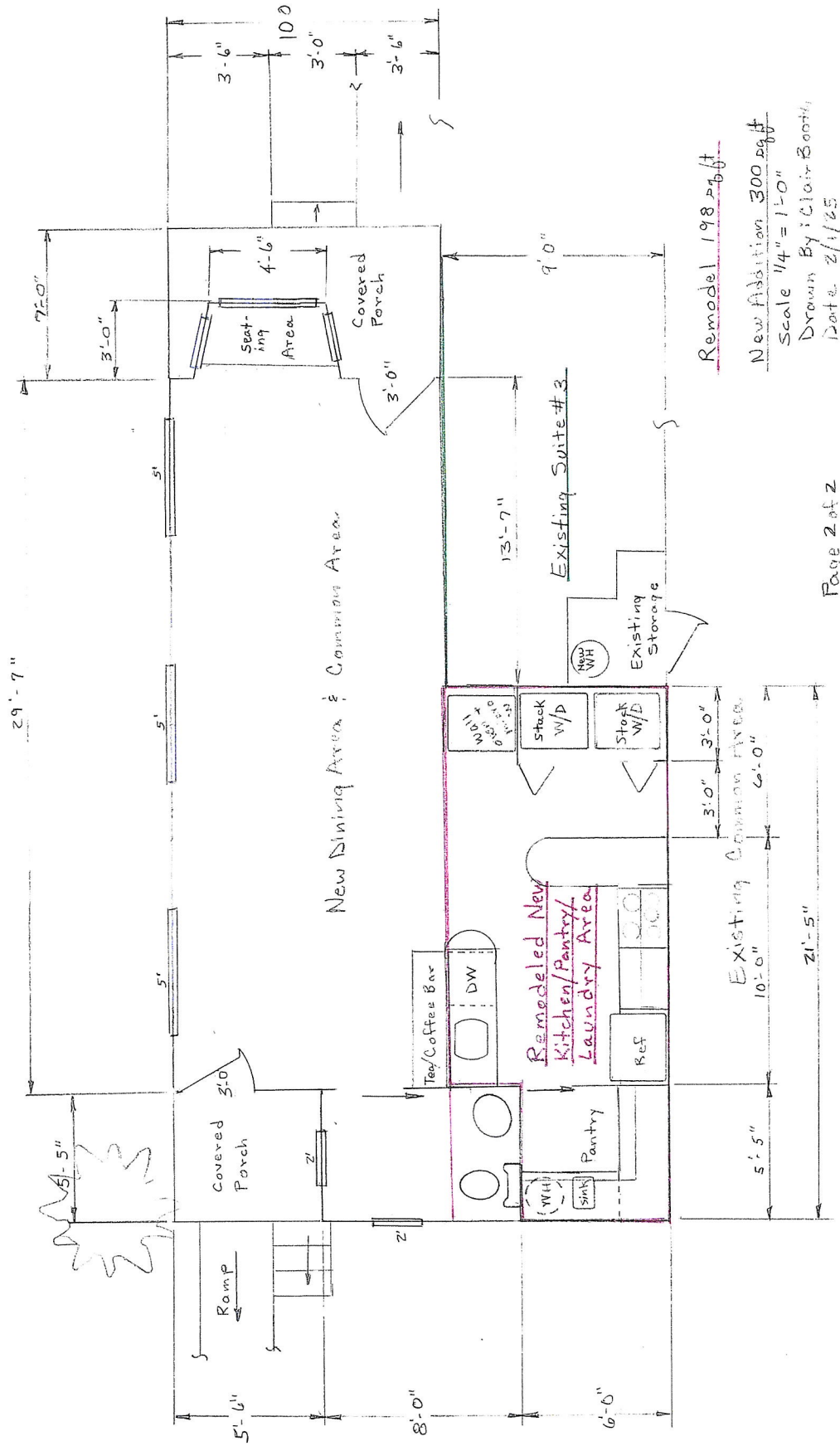
Proposed Rental Area
21 x 9.6"
Please See 2gk Attached Drawings
By Peter Smith
11/2

NORTH STREET

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-16-2009 BY 60322
UCRL-7049

TO THE
PAGE 1
NOTES:
RECORD ITALIC TYPE
ALL INFORMATION CONTAINED

UCRL-7049
Date 2/28/75
From 7550
Birmingham 550
Sms # 11210



Remodel 1982 pg. 1

New Addition 300 sq. ft.

Scale 1/4" = 1'-0"

Drawn By: Clair Booth

Date 2/1/25

PAYMENT RECEIPT

830-258-1514
200 SIDNEY BAKER ST
KERRVILLE, TX 78028

DATE : 3/5/2025 11:14 AM

OPER : 25

TKBY : SK

TERM : 22

REC# : R02010675

840.00 Engineering/Planning Services

Miscellaneous Receipt 265.00

Case # 2025-012 Boarding Home Variance 504 Tivy 265.00

29-6236 -265.00

Paid By: Claire Booth

2-CHECK 265.00 REF:chk# 1263



AT1 004451 1005 01
BOOTH, MABLE CLAIR
504 TIVY ST
KERRVILLE TX 78028-4657

25 8198
SURETY BOND

State Farm Fire and Casualty Company

Bond number: 90-GK-K261-5

ST
0101-0000
1280005872



Your State Farm Agent

Mike Kropp
330 Junction Highway
Kerrville, TX 78028-4248
Bus: 830-896-1551
Email: mike.kropp.b4k5@statefarm.com

Payment Receipt

Surety Bond

Payment date: February 2, 2025, 12:01 a.m. Standard Time

Date processed: February 24, 2025

Amount paid: \$100.00

Please keep for your records

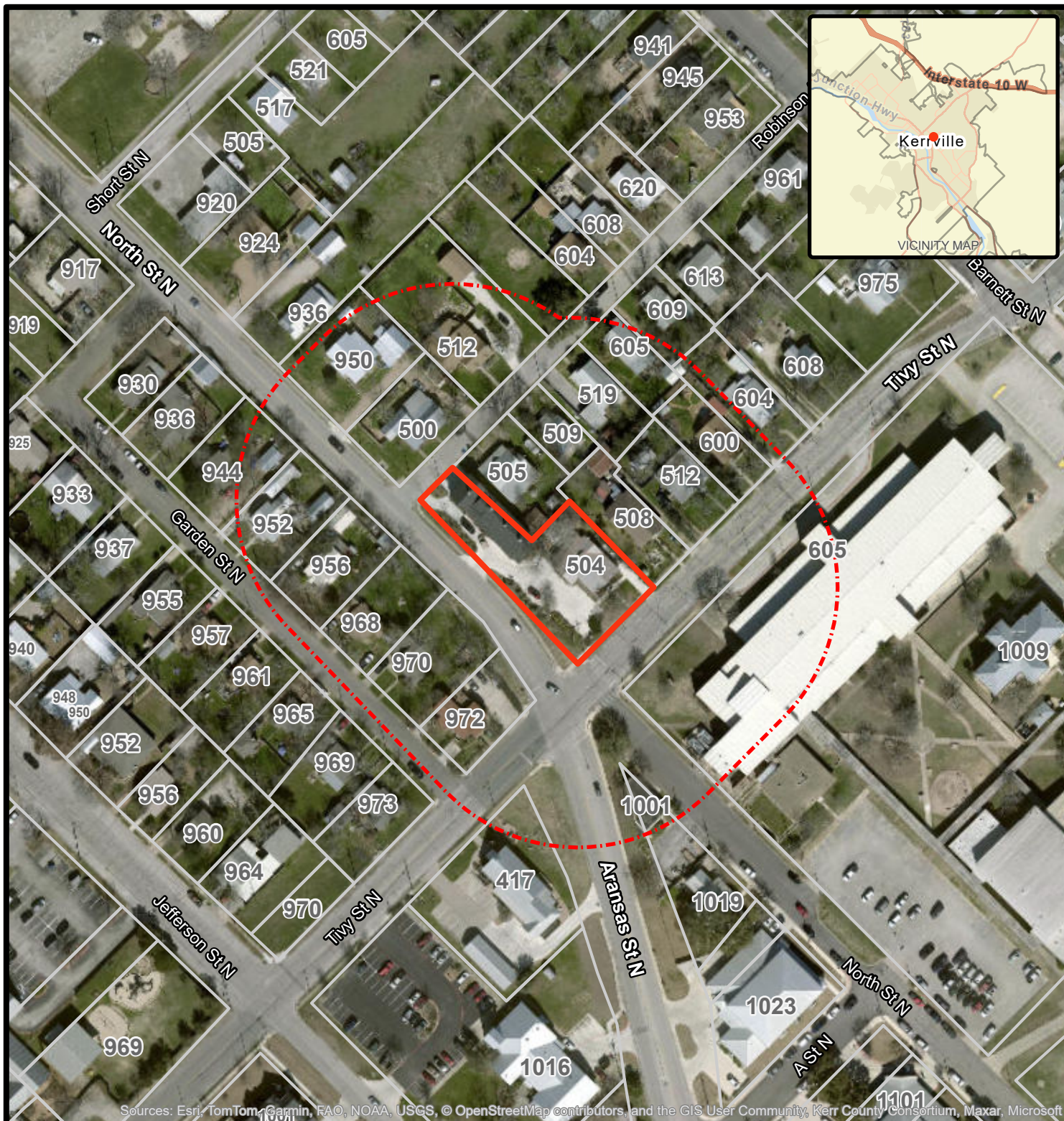
We are pleased to acknowledge receipt of the premium due on this bond. This bond will be continued in force subject to its printed terms and conditions upon the payment check clearing through your bank.

Obligee:

CITY OF KERRVILLE
GENERAL

Address:

Same as Mailing Address



Location Map

Case # 2025-012

Location:

504 Tivy St N

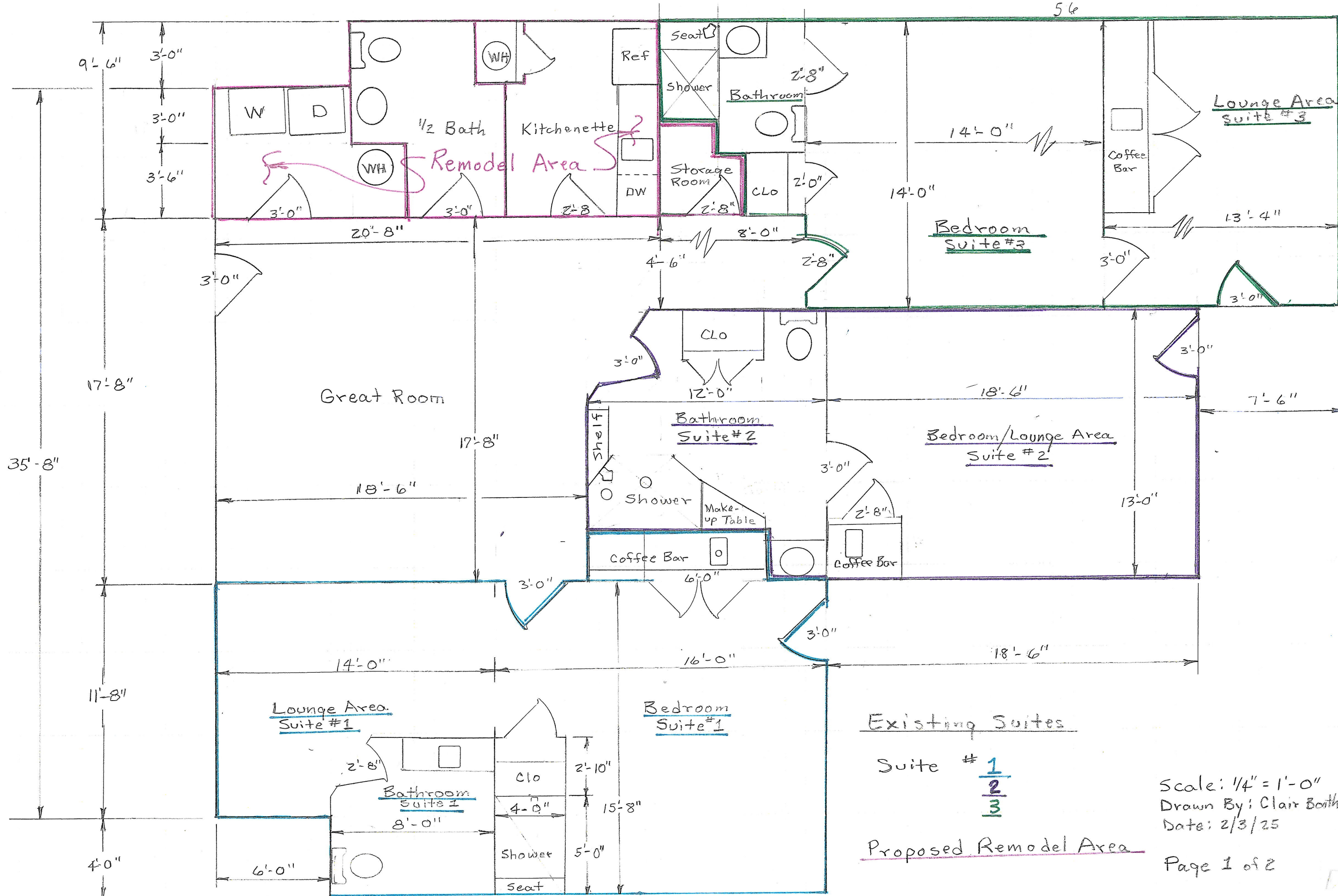
Legend

-  Subject Properties
-  200 Feet Notification Area



0 50 100 200
Scale In Feet

03/11/2025

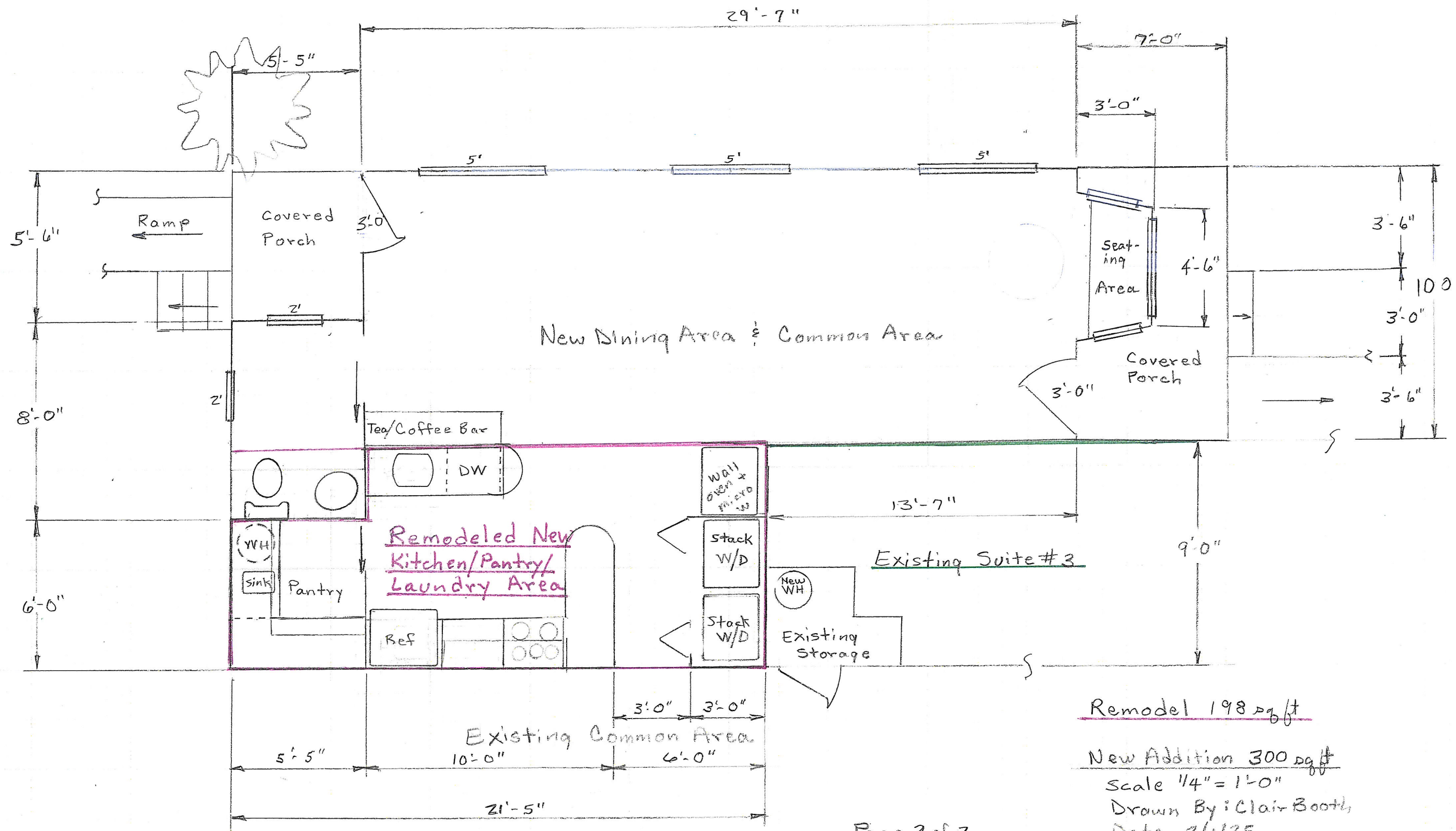


Existing Suites

Suite # 1
2
3

Proposed Remodel Area

Scale: 1/4" = 1'-0"
 Drawn By: Clair Barth
 Date: 2/3/25
 Page 1 of 2



Remodel 198 sq ft

New Addition 300 sq ft

Scale 1/4" = 1'-0"

Drawn By: Clair Booth

Date 2/1/25

6,065
House 2937
Apartment 750
Bungalow 560
sears H 1816

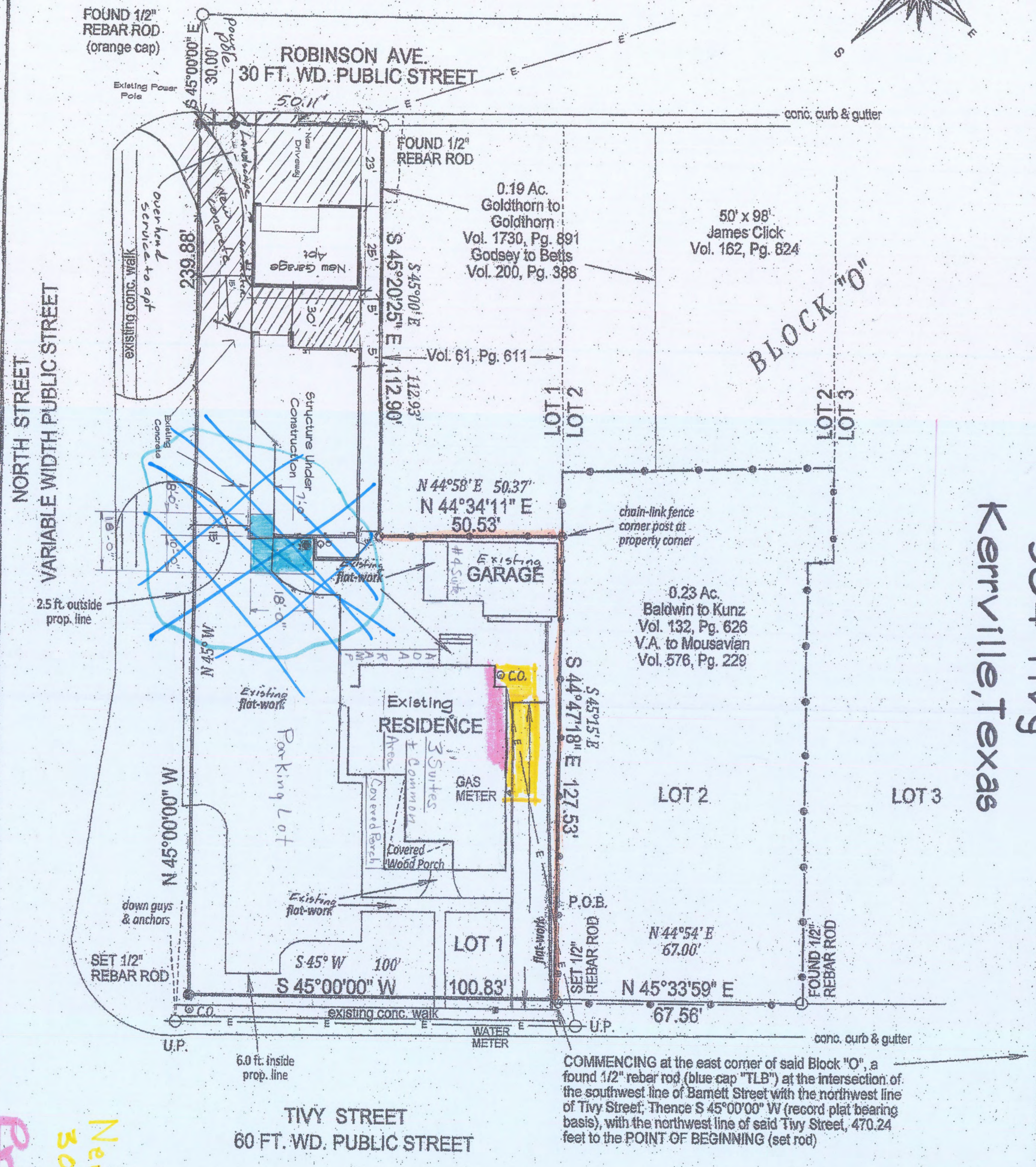
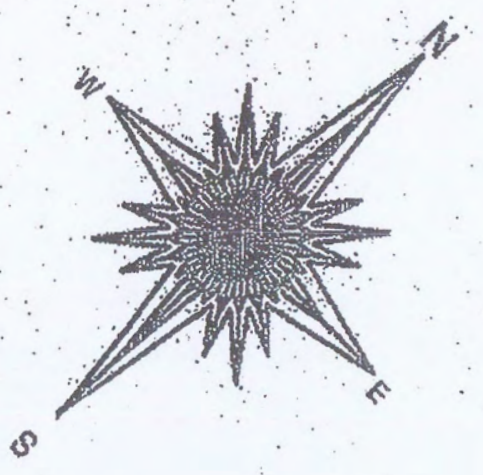
SURVEY PLAT OF A 0.43 ACRE PORTION OF LOT 1, BLOCK "O" OF B. F. CAGE ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY, TEXAS, OF RECORD IN VOLUME 1, PAGE 1, PLAT RECORDS OF KERR COUNTY, TEXAS.

NOTES:

RECORD PLAT/DEED CALLS SHOWN IN SMALLER ITALIC TYPE NEAR MEASURED CALLS.

ALL IRON RODS SET CAPPED: "rpls 5164"

SCALE: 1" = 20' FEET



Hank Gregory Builders

Residence of
Ken & Clair Booth
504 Tivy
Kerrville, Texas



GARY MAX BRANDENBURG LAND SURVEYING
200 NIMITZ DR. KERRVILLE, TX. 78028 830 928-8220
gary.brandenburg50@yahoo.com

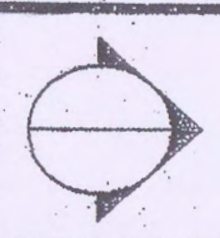
Texas Board of Professional Land Surveying
12100 Park 35 Circle, Bldg. A, Suite 156, MC-230
Austin, Texas 78753 512 239-5263

Handwritten signature and date 5/17/15.

New Proposed Area
30x10
21x9'-6"
Proposed Remodel Area
Please See 2gty Attached Drawings
By Clair Booth
2/25

May this House be
built for the Glory
of God.

SCALE: 1/4" = 1' 1/4" = 1'
DRAWN BY: Hank
DATE:



APPROVED:
REVISED:



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

CAPTION: Presentation of Audit Overview and Annual Comprehensive Financial Report. (*J Behrens, Director of Finance*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 12/02/2024

SUBMITTED BY:

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

The City of Kerrville engaged Forvis Mazars, LLC, certified public accountants, to conduct an audit of financial activity for fiscal year ended September 30, 2024. The firm also assisted staff with the development of the Annual Comprehensive Financial Report (ACFR). Forvis Mazars will present an overview of the audit and the ACFR. The ACFR is available for review on the City's website at www.kerrvilletx.gov.

RECOMMENDED ACTION:

Accept ACFR as presented.



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

CAPTION: Request for variance to application of building code (sprinklers) per §26-259 of the City's Code of Ordinances for property at 613 Rock Creek Loop. (*D Paxton, Director of Planning & Development*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 03/10/2025

SUBMITTED BY:

EXHIBITS:

1. BBAA Appeal Application Packet from Mr. Perry

Expenditure:

Amount Budgeted:

Account Number:

Account Balance:

**Payment to/Vendor
name:**

Kerrville 2050 Item?

Key Priority Area:

No

SUMMARY:

Mr. Perry owns and operates a group home at 613 Rock Creek Loop. He opened the group home in the summer of 2024. He began discussing his group home permit in December 2024. The change of use from a single-family home to a group home, offering custodial care, requires the installation of a fire sprinkler system. Mr Perry has requested the requirement for fire sprinklers be waived for the group home located at 613 Rock Creek Road. See his attached application. The appeal and variance request was presented to the Building Board of Adjustments and Appeals (BBAA) on March 4th. The BBAA requested to reconvene within 5 days, as provided by the Code of Ordinances. However, they were unable to fulfill the quorum requirements within 5 days. Since no determination was made by the BBAA within the designated timeframe, the request shall be heard by the City Council.

As per Section 26-257(e), in order for a variance to be approved, the City Council shall make the following findings. *Variances*. The board, when so appealed to and after a hearing, may grant a variance to the application of any provision of a standardized building code to any particular case when, in its opinion, the enforcement thereof would do manifest injustice and would be contrary to the spirit and purpose of this or the standardized building codes or public interest, and also finds each of the following:

(1)

That special conditions and circumstances exist which are peculiar to the building, structure, building component, or life safety system involved and which are not applicable to others;

(2)

That the special conditions and circumstances do not result from the action or inaction of the applicant;

(3)

That granting the variance requested will not confer on the applicant any special privilege that is denied by a standardized building code to other buildings, structures, building component, or life safety system;

(4)

That the variance granted is the minimum variance that will make possible the reasonable use of the building, structure, building component, or life safety system; and

(5)

That the grant of the variance will be in harmony with the general intent and purpose of this standardized building code, this chapter, and will not be detrimental to the public health, safety and welfare.

RECOMMENDED ACTION:



**BUILDING BOARD OF ADJUSTMENT & APPEALS
REQUEST FOR APPEAL HARING**

FEB 18 2025

BY: *Aaron Barnes*
[Signature]

General Instructions: In accordance with Chapter 26, Article VIII, Sec. 26-251 of the City of Kerrville Code of Ordinances, you have 10 business days from the date of the failure inspection or review to submit an application for appeal or adjustment variance. Complete the form below with all information required. Check the method of payment for the \$150.00 processing fee. If paying by check make payable to the "City of Kerrville" and mail to the address listed below. If paying by credit card provide an email address below. You may also submit your application and payment in person.

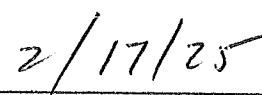
APPLICANT				
Applicant Name	RICHARD PERRY			
Address	2916 Memorial Blvd			
City	Kerrville	State	TX	Zip Code 78028
Telephone	(830) 739-7993			
Email Address	rperry@heartandstonecare.com			
OWNER				
Applicant Name	RICHARD PERRY			
Address	2916 Memorial Blvd.			
City	Kerrville	State	TX	Zip Code 78028
Telephone	(830) 739-7993			
Email Address				
Mail Address	2916 Memorial Blvd.			
Email Address	rperry@heartandstonecare.com			
ITEM(S) BEING APPEALED				
APPEAL REGARDING automatic sprinkler system at 613 Rock Creek Loop. Requesting appeal of the request by City of Kerrville to sprinkler automatically the Elder care home at 613 Rock Creek Loop. 613 Rock Creek Loop meets the requirements per Sec 30-29(5) of smoke alarms installed at the residence and other operational standards.				

RELIEF SOUGHT

Requesting relief from installing an automatic sprinkler system as the residence meets the city code per 30-29.

Estimated cost of the automatic sprinkler system could be upwards of \$10,000 due to the fact that the plumbing would have to be retrofitted due to the age of the residence and the house meets operational standards.

ADDITIONAL INFORMATION

	
Signature of Owner or Agent	Date

Development Services
Attn: Building Board of Adjustment & Appeals
200 Sidney Baker Street
Kerrville TX 78028

Ofc: 830-258-1170
Fax: 830-896-0517
Email: buildings@kerrvilletx.gov

Saturday, February 15, 2025 at 11:14:27 Central Standard Time

Subject: RE: 613 Rock Creek Loop
Date: Thursday, February 13, 2025 at 10:03:43 AM Central Standard Time
From: Aaron Barnes
To: Rick Perry
Attachments: DVS-FRM-032.BDS_BBAA Request for Appeal Hearing.pdf

Good afternoon.

Thank you for letting me know that you have been working to the solution. It is not within my power to grant a variance to the code (particularly in life safety components). The process for this would be to submit a request for an appeal hearing to the Building Board of Adjustments and Appeals.

Attached is the form required. Here is a link to our ordinances. You will want to review Sec. 26-257 as this explains the process and conditions for appeal. I recommend review of the ordinance prior to submission. This email will start the 10 business day "clock" for the required time limit on appeals.

https://library.municode.com/tx/kerrville/codes/code_of_ordinances?nodeId=PTIICOOR_CH26BUBURE_ARTIXBUBOADAP_S26-257APVA

If I can be of further assistance, please let me know.

Thank you,

Aaron Barnes
City of Kerrville, Development Services
Interim Chief Building Official, I-3985
Office: (830) 258-1177
aaron.barnes@kerrvilletx.gov

aaron.barnes@kerrvilletx.gov

2018 International Existing Building Code

1004.1 General.

Fire protection requirements of Section 1011 shall apply where a building or portions thereof undergo a *change of occupancy* classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code*.

1011.2.1 Fire sprinkler system.

Where a change in occupancy classification occurs or where there is a *change of occupancy* within a space where there is a different fire protection system threshold requirement in Chapter 9 of the *International Building Code* that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the *International Building Code*, such system shall be provided throughout the area where the *change of occupancy* occurs.

2018 International Building Code

308.3 Institutional Group I-2.

Institutional Group I-2 occupancy shall include buildings and structures used for *medical care* on a 24-hour basis for more than five persons who are *incapable of self-preservation*. This group shall include, but not be limited to, the following:

- *Foster care facilities*
- *Detoxification facilities*
- *Hospitals*
- *Nursing homes*
- *Psychiatric hospitals*

308.3.1 Occupancy conditions.

Buildings of Group I-2 shall be classified as one of the occupancy conditions specified in Section 308.3.1.1 or 308.3.1.2.

308.3.1.1 Condition 1.

This occupancy condition shall include facilities that provide nursing and medical care but do not provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to nursing homes and foster care facilities.

308.3.1.2 Condition 2.

This occupancy condition shall include facilities that provide nursing and medical care and could provide emergency care, surgery, obstetrics or in-patient stabilization units for psychiatric or detoxification, including but not limited to hospitals.

308.3.2 Five or fewer persons receiving medical care.

A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the *International Residential Code* provided an *automatic sprinkler system* is

installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.

903.2.6 Group I.

An *automatic sprinkler system* shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. 1.An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. 2.An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior exit door.
3. 3.In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the *level of exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

903.2.8.1 Group R-3.

An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

903.3.1.3 NFPA 13D sprinkler systems.

Automatic sprinkler systems installed in one- and two-family *dwellings*; Group R-3; Group R-4, Condition 1; and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D.



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

CAPTION: Appointment to the Library Advisory Board. (*S McElhannon, City Secretary*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 03/06/2025

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

F – Public Facilities/Services

SUMMARY:

One vacancy exists.

Five applications have been received: Lisa Cashiola, Carol Milberger, Jeremy Sosa, Ryan Sprayberry, Gail Wright.

Interview Team: Councilmember McKinney and Councilmember Hughes.

RECOMMENDED ACTION:

Appoint member(s).



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

CAPTION: Appointment(s) to the Parks & Recreation Advisory Board. (*S McElhannon, City Secretary*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 02/21/2025

SUBMITTED BY:

Shelley McElhannon, City Secretary

EXHIBITS:

None

Expenditure:

Account Number:

**Payment to/Vendor
name:**

Amount Budgeted:

Account Balance:

Kerrville 2050 Item?

Yes

Key Priority Area:

P – Parks/Open Space/River Corridor

SUMMARY:

Six vacancies will exist at the end of March 2025.

Seven applications have been received: Lynda Ables, Paul Devine, Dalton Dover (eligible for reappointment), Collin Gray, Katy Kappel, Roger Palmer, Ryan Sprayberry. Interview Team is Councilmember Place 2 Jeff Harris and Councilmember Place 3 Kent McKinney.

RECOMMENDED ACTION:

Appoint/re-appoint members.



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

CAPTION: Appointment to the Kerr Emergency 9-1-1 Board of Managers. (*C McCall, Chief of Police*)

AGENDA DATE: March 25, 2025

DATE SUBMITTED: 03/18/2025

SUBMITTED BY:

EXHIBITS:

None

Expenditure: N/A
Account Number:
Payment to/Vendor name:

Amount Budgeted:
Account Balance:

Kerrville 2050 Item?

Key Priority Area:

SUMMARY:

Appointment of Lt. Mary Krebs to the Kerr Emergency 9-1-1 Board of Managers to replace Frank Galvan's position.

RECOMMENDED ACTION:

Approve the appointment of Mary Krebs to the Kerr Emergency 9-1-1 Board of Managers effective immediately.