



**KERRVILLE CITY COUNCIL AGENDA
REGULAR COUNCIL MEETING, JANUARY 22, 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:

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE FLAG:

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:

I do hereby certify that this notice of meeting was posted on the bulletin board at the City hall of the City of Kerrville, Texas, and said notice was posted on the following date and time: January 18, 2019 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown
Interim City Secretary, City of Kerrville, Texas

- 3.A. Presentation of Officer of the Year Award: Officer Tyler Cottonware – Police Commendation Award.

Attachments:

[AB_KPD_Officer_of_the_Year_2018.pdf](#)

[Nomination Document - Cottonware 2018.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. Authorize execution of professional services agreement with Hewitt Engineering Inc. for the River Trail extension to Schreiner University in the amount of \$102,980.

Attachments:

[AB_River_Trail_Extension_to_Schreiner.pdf](#)

[Hewitt Engineering_River Trail to Schreiner Scope of Work.pdf](#)

- 4.B. Minutes for the regular City Council meeting held on January 8, 2019.

Attachments:

[AB_Minutes_for_1-8-19 \(1\).pdf](#)

[2019_0108.pdf](#)

END OF CONSENT AGENDA

5 ORDINANCE, FIRST READING

- 5.A. Ordinance No. 2019-05, amending Ordinance No. 2018-32 by adding three (3) positions to the number of members on the Senior Services Advisory Committee; appointment of a Chair and Vice-Chair; and setting term expirations for the current thirteen (13) members.

Attachments:

[AB_Amending_SSAC_membership_number.pdf](#)

[Ordinance No. 2019-05.pdf](#)

6 ORDINANCES, SECOND READING:

- 6.A. Ordinance No. 2019-03 vacating, abandoning, and closing two public rights-of-way consisting of a portion of Hays Street as it extends between Main Street (State Highway 27) and Jefferson Street, and consisting of approximately 0.5792 acres; and a portion of the public alley located between Hays Street and Quinlan Street, and consisting of approximately 0.726 acres; said rights-of-way are out of the Chas Schreiner 2nd Addition to the City of Kerrville, a subdivision of Kerr County, Texas, according to the Plat recorded in Volume K, pages 107 of the Deed Records of Kerr County, Texas; making a finding that neither the street nor the alley is required for present or future public use; providing for the terms and conditions of vacation, abandonment, and closure; providing for the furnishing of a certified copy of this Ordinance for recording in the Official Public Records of Kerr County, Texas, as a Quitclaim Deed; authorizing the City Manager to take all necessary action to effectuate the vacation,

abandonment, closure, and quitclaim; and providing for a public hearing.

Attachments:

[AB_Hays_St_and_alley_closure \(1\).pdf](#)

[Ordinance No. 2019-03.pdf](#)

[HEB site plan.pdf](#)

[TIA Report_Part 1 HEB Kerrville 1 \(v3\).pdf](#)

- 6.B. Ordinance No. 2019-02 amending the City's "Zoning Code" by changing the zoning district for an approximate 6.790 acres, consisting of Lots 1 and 2, H.E.B. Addition and portions of Lots 300-302 and Lots 348-349, Block 48 of the Schreiner 2nd Addition, both Subdivisions within the City of Kerrville, Kerr County, Texas; and more commonly known as the property located at 300 Main Street (State Hwy. 27); by removing the property from the 11-C Zoning District and placing it within the Central Business Zoning District (CBD); 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,

Attachments:

[AB_HEB-CBDzoning.pdf](#)

[Ordinance No. 2019-02.pdf](#)

[2018-073 - Zoning - 300 Main.pdf](#)

[HEB site plan.pdf](#)

- 6.C. Ordinance No. 2019-01 creating a "Planned Development District" for Professional Office, Retail Trade I, and Warehousing and Distribution Uses on an approximately 4.27 acre tract of land, out of the Patrick Fleming Survey No. 666, Abstract 145, within the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive; adopting a concept plan and conditions related to the development of said district; containing a cumulative clause; containing a savings and severability clause; establishing a penalty or fine not to exceed \$2,000 for each day of violation of any provision hereof; ordering publication; and providing other matters relating to the subject.

Attachments:

[AB_318_Leslie_PDD.docx](#)

[Ordinance No. 2019-01.pdf](#)

[2018-081_Zoning_318Leslie.pdf](#)

[PM-368 KER OFFICE PLAZA-1.pdf](#)

7 CONSIDERATION AND POSSIBLE ACTION:

- 7.A. Award bid to J3 for \$285,000 for removal of damaged aerial pipe bridge located along the Guadalupe River near Loop 534.

Attachments:

[AB_Aerial_Pipe_Bridge_Removal.pdf](#)

[Infrastructure Removal Bid Documents_Received Bids.pdf](#)

8 INFORMATION & DISCUSSION:

- 8.A. Financial update for the month ended December 31, 2018

Attachments:

[AB_Financial_Update_12-31-18.pdf](#)
[December 2018 financial summary.pdf](#)
[December 2018 financial presentation.pdf](#)

- 8.B. The Kerrville Youth Advisory Council (“KYAC”) is required, by its Bylaws, to provide City Council with a minimum of two reports regarding its activities. The KYAC approved, at its meeting held Thursday, December 13, 2018, to provide City Council with three reports, one on each of the following dates: January 22, 2019, March 26, 2019, and May 28, 2019. This report will include information regarding the KYAC’s goals and previous and upcoming activities.

Attachments:

[AB_KYAC_report.pdf](#)
[KYAC_Report_to_City_Council_-_January_22_2019.pdf](#)

- 8.C. Discussion of possible Music Festival.

Attachments:

[AB_Music_Festival_Discussion.pdf](#)

9 BOARD APPOINTMENTS:

- 9.A. Appointment to the Recovery Community Coalition.

Attachments:

[AB_Board_appointment_to_RCC.pdf](#)
[Recovery_Community_Coalition.pdf](#)

- 9.B. Appointment to Kerrville Youth Advisory Committee.

Attachments:

[AB_Appointment_to_the_Kerrville_Youth_Advisory_Committee.pdf](#)
[Kerrville_Youth_Advisory_Committee.pdf](#)

10 CITY MANAGER’S COMMUNITY IMPROVEMENT PROJECT REPORT:

No questions or discussion may occur without an item being specifically posted.

11 ITEMS FOR FUTURE AGENDAS:

City Council may suggest items or topics for future agendas.

12 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.

- 12.A. Attorney briefing per Section 551.071, Texas Government Code-Lotus Peer Recovery LLC, Kacey Paige Williams, Christian Jane Rivers, and Madelyn Rebecca Clark v. City of Kerrville, Texas (Cause No. 5:18-CV-00925; in the United States District Court for the Western District of Texas, San Antonio Division.

Attachments:

13 ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF ANY
ADJOURNMENT.



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

SUBJECT: Presentation of Officer of the Year Award: Officer Tyler Cottonware
Police Commendation Award

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 12/26/2018

SUBMITTED BY: Chief David Knight

EXHIBITS: Nomination Document

Expenditure Required:	Current 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: ☐

No: ☒

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

Officer Tyler Cottonware is currently assigned to the Patrol Unit, Field Operations Division and has performed his duties in an exemplary manner. During this time period Officer Cottonware is an assigned Intoxilizer Operator and Field Training Officer entrusted with training newly hired officers in addition to his regular duties. He has become a leader within the department, earning respect through performance, productivity and job knowledge. He demonstrates daily his commitment to this community through quality performance and devotion to duty.

He takes significant pride in his work and his consistency in productivity is evident. Over the course of this year Officer Cottonware performed in the top 1.5% of all officers in the categories of call for service responses, incident reports, arrests, warnings and traffic citations. It is notable that in spite of not receiving recognition for arrests made by his trainees, Officer Cottonware was still able to make 104 arrests. Since being assigned to Patrol in June 2015 Officer Cottonware has conducted numerous traffic accident investigations

Through his dedication to duty, his ability to reason and make sound decisions and his commitment to the department and the citizens we serve Officer Cottonware has become an officer that others look up to and search out for assistance and guidance on and off duty. Officer Cottonware knows and strives to achieve the goals and objectives

of the department, investing his time and efforts to accomplish our mission

Officer Cottonware has time and again put forth an outstanding work effort that exceeds expectations. He leads by example and exhibits a work ethic that represents the

department's strong commitment to the community's safety. His knowledge and commitment to the community has established a benchmark of performance that is difficult to equal. It is for these reasons we selected Officer Tyler Cottonware as "Officer of the Year" for the Kerrville Police Department.

RECOMMENDED ACTION:

Officer Tyler Cottonware will be awarded the Kerrville Police Department Police Commendation Award for his selection as Police Officer of the Year.

OFFICER OF THE YEAR
* MERITORIOUS REVIEW BOARD
12/17/18. *[Signature]* #301



City of Kerrville
Police Department
429 Sidney Baker
Kerrville, Texas 78028-5069
830-257-8181 (O)
830-792-2702 (F)

MEMORANDUM

TO: Meritorious Conduct Board

FROM: Sergeant Martin Morris

DATE: October 13, 2018

SUBJECT: Officer of the Year Nomination

I, Sergeant Martin Morris, nominate Patrol Officer Tyler Cottonware for Officer of the Year 2018 based on the following;

Performance

During 2018, Officer Cottonware's overall field performance was commendable.

- Warnings issued in 2018; 644. Number one production in Patrol and second overall in the department, behind one Traffic Officer.
- Citations issued; in 2018; 506. Number one production in Patrol and fourth overall in the department, behind three Traffic Officers.
- Arrests made in 2018; One Hundred Four. Number three overall in the department.
- Total incident reports in 2018; Two Hundred Thirteen. Number four overall in the department.
- Calls for service in 2018; One Thousand Nine Hundred Forty Four. Number two overall in the department.
- Activity / Patrol Hours in 2018 in the top three to five percentile overall in the department. Offer Cottonware was number one overall in the department several months during 2018 including September 2018 and number two in the department overall in August 2018.
- Driving While Intoxicated Arrests during 2018, nine for the year and thirty-five total during his tenure with the department.

Additional Duties

Officer Cottonware is a Field Training Officer and as such has a profound impact on new hires. Officer Cottonware was assigned to this position by his Chain of Command and has demonstrated a proactive approach to teaching new recruits and a genuine interest in their success. This position is a vital part to the success of the department.

Officer Cottonware was selected, sent to training, and has maintained his certification as an Intoxilizer Operator (81 Operator) for the department. Officer Cottonware is available to all shifts in need of his service as an 81 Operator.

Personal / Attendance

Officer Tyler Cottonware is a three and a half year officer with the Kerrville Police Department, hired in June 2015. During his tenure with the department, Officer Cottonware has demonstrated sound judgement when interacting with the public as well as when dealing with the criminal element. Officer Cottonware possess the knowledge, demeanor, and confidence crucial to the success of his position as a Patrol Officer.

Officer Cottonware is married and has two sons. He is deeply involved with his family, attending all available school activities and functions as his work schedule allows.

During 2018, Officer Cottonware used only twelve hours Sick Time. These hours were associated with family, wife and children illness and a doctor visit. Officer Cottonware used zero hours of sick time for himself during 2018. There are no occurrences of unexcused tardiness during his tenure with the department.

Officer Cottonware arrives early to shift each day with a smile and positive attitude. His professional demeanor is contagious and continues to inspire other officers. Officer Cottonware strives to perform his duties at a high level; going beyond the basic call for service, listening to the complainant, and attempting to resolve the issue in the best interest for all involved.

Examples of his work include

- Traffic Stop for speeding, which resulted in the arrest for DWI, the possession of 3.6 grams of methamphetamine, and possession of marijuana.
- Traffic Stop for an expired registration, which escalated into a pursuit and upon finally stopping, the subsequent arrest for DWI 2nd where the female provided a 0.424 BAC specimen.
- Traffic Stop for an expired registration, which resulted in Officer Cottonware locating 12.6 grams of Alprazolam and 2.5 grams of Ecstasy on the driver.
- Traffic Stop for speeding, which resulted in a Felony DWI arrest and possession of 2.2 ounces of marijuana.

- Traffic Stop for speeding, in which Officer Cottonware located 4.3 ounces of marijuana and THC Concentrate Oil on the driver.
- Traffic Stop for expired registration, which resulted in the driver being arrested for possession of marijuana, multiple warrants, and the passenger for possessing 8.3 grams of methamphetamine, marijuana, and drug paraphernalia.

Additional

Officer Cottonware received multiple "excellent" marks and no marks below "good" during his 2018 evaluation.

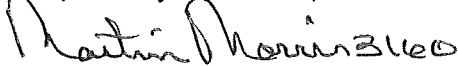
Officer Cottonware's dedication to his duties, his ability to reason and make sound judgements, and his commitment to this department day in and day out, sets him above the average police officer. Even though a young Officer, Officer Cottonware is my "Go Too Guy", to lead and supervise the squad during my absence.

Officer Cottonware's consistency in productivity is evident based on the monthly Patrol Stats provided by the Division Commander. His peers, who regularly seek him out because of his knowledge of the Penal Code, State Traffic Laws, and Departmental Policies, respect Officer Cottonware.

Officer Cottonware's input is invaluable and he has developed into a true leader within the department. Officer Cottonware is a good steward of the department's resources. Officer Cottonware has not had any disciplinary action taken against him during his tenure with the department.

Officer Cottonware demonstrates his commitment to this community through excellence in his performance and devotion to duty.

Respectfully submitted,

A handwritten signature in black ink that reads "Martin Morris 3160". The signature is written in a cursive, flowing style.

Martin Morris



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

SUBJECT: Authorize execution of professional services agreement with Hewitt Engineering Inc. for the River Trail extension to Schreiner University in the amount of \$102,980.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/15/2019

SUBMITTED BY: Kyle Burow
Director of Engineering

EXHIBITS: Hewitt Engineering_River Trail to Schreiner Scope of Work

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$102,980	\$1,500,000	\$1,500,000	70-7000-5100
			Project: 70-

PAYMENT TO BE MADE TO: Hewitt Engineering Inc.

Kerrville 2050 Item?	Yes: ☒	No: ☐
Key Priority Area	P - Parks/Open Space/River Corridor	
Guiding Principle	P6 - Focus on connecting businesses, neighborhoods, major destinations and other amenities with parks, open spaces and the River corridor	
Action Item	P6.3 – Create a pedestrian/bike connection from Schreiner University to the River Trail	

SUMMARY STATEMENT:

The City of Kerrville Economic Improvement Corporation, Schreiner University, and City of Kerrville entered into a project funding agreement on January 8, 2019 in the amount of \$1,500,000 for the development and construction of an extension of the City of Kerrville's River Trail to connect with the Schreiner University campus. The project will consist of 3,700 feet of 10-ft River Trail extension to the Quinlan Creek crossing, 2,700 feet of 8-ft concrete trail along Quinlan Creek to the Schreiner University campus, and 1,000 feet of 6-ft sidewalk to the adjacent neighborhood. Staff consulted with Hewitt Engineering Inc., who has successfully completed the designs for two previous segments of the River Trail system; one from the Riverside Nature Center to Tranquility Island, in addition to the latest segment from Lowry Park to the Dietert Center.

RECOMMENDED ACTION:

Authorize execution of professional services agreement with Hewitt Engineering Inc. for the design and engineering of the River Trail extension to Schreiner University.



Hewitt Engineering Inc.

Consulting Engineering Services



January 14, 2019

Mr. E.A. Hoppe
Deputy City Manager
City of Kerrville
701 Main Street
Kerrville, TX 78028

Re: River Trail Schreiner University Segment Improvements—Final Design Fee Estimate

Dear E.A.,

Per your request, I have prepared a scope and fee schedule for the preparation of final design plans and specifications associated with the River Trail Schreiner University Segment Improvements. The project will consist of approximately 3,650 linear feet of 10-foot wide concrete trail extending from near the G Street Trailhead southeastward to the SH 27 (Memorial Boulevard) crossing of Quinlan Creek, 2,000 linear feet of 8-foot wide concrete trail extending along the west side of Quinlan Creek and 1,800 linear feet of 5-foot wide sidewalk extending north to a proposed trailhead located at Schreiner University. The scope of the project will include the following:

- Easement/Boundary survey plats and topographic surveying along proposed alignment
- Design of Trail plans in compliance with all building code and TDLR/ADA requirements.
- Design of the Schreiner University Trailhead with coordination from City and University staff to include entry plaza with seating, drinking fountain, trash receptacle, signage, etc.,
- Design of a trail crossing of Quinlan Creek onto the Schreiner University campus.
- Extension of electrical and water service to the Schreiner University trailhead.
- Determine the locations where site drainage needs to pass under the trail and design elevated trail sections to keep drainage off the trail.
- Develop details as needed
- Environmental Due Diligence Services including wetlands/jurisdictional waters determination
- Cultural Resources Study including archaeological literature and records research and archeological field survey

The proposed services include field surveying by MDS Land Surveying, Inc., electrical engineering design by ESA Mechanical and Electrical Engineering Inc., and environmental and cultural resources studies by SWCA Environmental Consultants. The scope of services includes the following tasks:

1. Prepare Plan & Profile Sheets and Details
2. Prepare Technical Specifications and Bid Documents
3. Submit 60%, 90% and 100% Plans and Specifications to the City
4. Prepare Project Scheduling, Bid Quantities, and Cost Estimates
5. Coordinate with City staff, Schreiner University staff, TxDOT Staff and Subconsultants

6. Attend Prebid conference, evaluate bids and prepare contractor recommendation
7. Provide topographic survey and easement/boundary plats
8. Environmental and Cultural Resources Studies

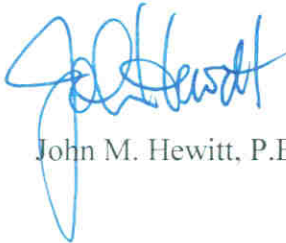
The final result of this project will be one set of signed and sealed original drawings, five sets of full size and five sets of half size drawings, and technical specifications in order to solicit contractor bids. In addition, easement/boundary survey plats will be prepared for seven property owners, and environmental and cultural reports will be prepared for the project. The total lump sum fee to perform these tasks including Basic and Additional Services including all expenses is \$102,980. This fee consists of Basic Design Services of \$68,900, Additional Design Services of \$24,573 which includes \$4,620 for boundary survey and preparation of easement documents, \$5,500 for topographic surveying, \$2,750 for electrical engineering design by ESA Engineering, \$2,948 for environmental studies, \$8,755 for cultural resources studies and \$9,507 for Construction Phase Services. Exhibit "A" provides a detailed man hour estimate of the fees associated with each of the individual design and coordination tasks. The subconsultant proposals are attached.

Please feel free to contact me at 315-8800 or by email at jmhewitt@hewitt-inc.com if you have any questions.

Sincerely,

HEWITT ENGINEERING INC.

Texas Registered Engineering Firm F-10739



John M. Hewitt, P.E., CFM

Attachments

EXHIBIT A
DESIGN FEE SUMMARY
SCHREINER UNIVERSITY TRAIL IMPROVEMENTS

Task	Description	Total Labor Cost	Eng Hours	CADD Hours	Total Hours
	BASIC DESIGN SERVICES	\$68,900			
1	Project Kick off Meeting	\$300	2		2
2	Project Site Visits	\$600	4		4
3	Drainage Map and Design	\$2,400	16		16
4	Coordinate Horizontal Alignment with City Staff	\$2,000	8	8	16
5	Cover Sheet, Sheet Index & Location Map	\$700	2	4	6
6	General Notes	\$1,400	4	8	12
7	Final Trail Plans-Station 0+00 - 5+00	\$2,300	6	14	20
8	Final Trail Plans-Station 5+00 - 10+00	\$2,300	6	14	20
9	Final Trail Plans-Station 10+00 - 15+00	\$2,300	6	14	20
10	Final Trail Plans-Station 15+00 - 20+00	\$2,300	6	14	20
11	Final Trail Plans-Station 20+00 - 25+00	\$2,300	6	14	20
12	Final Trail Plans-Station 25+00 - 30+00	\$2,300	6	14	20
13	Final Trail Plans-Station 30+00 - 35+00	\$2,300	6	14	20
14	Final Trail Plans-Station 35+00 - 40+00	\$2,300	6	14	20
15	Final Trail Plans-Station 40+00 - 45+00	\$2,300	6	14	20
16	Final Trail Plans-Station 45+00 - 50+00	\$2,300	6	14	20
17	Final Trail Plans-Station 50+00 - 55+00	\$2,300	6	14	20
18	Final Trail Plans-Station 55+00 - 60+00	\$2,300	6	14	20
19	Final Sidewalk Plans-Station 00+00 - 10+00	\$2,800	8	16	24
20	Final Sidewalk Plans-Station 10+00 - 20+00	\$2,800	8	16	24
21	Schreiner University Trailhead Plans	\$3,000	8	18	26
22	Final Trail Plans-Schreiner University Trailhead	\$2,500	6	16	22
23	Water Line Extension at Pavilion	\$2,300	6	14	20
24	Erosion Control Plan	\$1,100	2	8	10
25	Erosion Control Details	\$700	2	4	6
26	Miscellaneous Trail Details	\$1,800	4	12	16
27	Miscellaneous Elevated Walkways Details	\$1,800	4	12	16
28	Miscellaneous Details	\$1,800	4	12	16
29	Coordination, Meetings w/City Staff and Subconsultants	\$2,200	12	4	16
30	Coordination, Meetings w/TxDOT	\$1,000	4	4	8

31	Coordination, Meetings w/Schreiner University Staff	\$2,400	16		16
32	Technical Specifications	\$4,400	24	8	32
33	Opinion of Probable Construction Cost Estimates	\$700	2	4	6
34	Attend Prebid, Prepare Addendum & Recommendation Letter	\$1,100	6	2	8
35	Expenses (Reproduction and Mileage)	\$1,500			
	ADDITIONAL DESIGN SERVICES	\$24,573			
1	<i>Additional Services-Topo Survey Subconsultant+10%</i>	<i>\$5,500</i>			
2	<i>Additional Services-Boundary Survey Subconsultant+10%</i>	<i>\$4,620</i>			
3	<i>Additional Services-Environmental Subconsultant+10%</i>	<i>\$2,948</i>			
4	<i>Additional Services-Cultural Evaluation Subconsultant+10%</i>	<i>\$8,755</i>			
5	<i>Additional Services-Electrical Design Subconsultant+10%</i>	<i>\$2,750</i>			
	CONSTRUCTION PHASE SERVICES	\$9,507			
1	Attend Preconstruction Meeting & Monthly Meetings	\$600	4		4
2	Construction Site Observation	\$4,600	20	16	36
3	RFIs and Submittal Review (12 hours)	\$2,200	12	4	16
4	Prepare As Built Plans	\$1,700	2	14	16
5	Expenses (Reproduction and Mileage)	\$407			
	TOTAL	\$102,980	262	338	562



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

SUBJECT: Minutes for the regular City Council meeting held on January 8, 2019.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/11/2019

SUBMITTED BY:

EXHIBITS: January 8, 2019 minutes

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

Minutes for the regular City Council meeting held on January 8, 2019.

RECOMMENDED ACTION:

Approve minutes for the regular City Council meeting held on January 8, 2019 as presented.

CITY COUNCIL MINUTES
REGULAR MEETING

KERRVILLE, TEXAS
JANUARY 8, 2019

On January 8, 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 Mr. Blackburn, followed by the Pledge of Allegiance also led by Mr. Blackburn.

COUNCILMEMBERS PRESENT:

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

COUNCILMEMBERS ABSENT: None

CITY EXECUTIVE STAFF PRESENT:

Mark McDaniel	City Manager
E.A. Hoppe	Deputy City Manager
Mike Hayes	City Attorney
Cheryl Brown	Interim City Secretary
Amy Dozier	Director of Finance
Kim Meisner	Executive Director of General Operations
David Knight	Police Chief
Stuart Cunyus	Public Information Officer
Dannie Smith	Fire Chief
Drew Paxton	Executive Director of Development Services
Guillermo Garcia	Executive Director for Strategic Initiatives

VISITORS PRESENT: List on file in city secretary's office for the required retention period.

1. ANNOUNCEMENTS OF COMMUNITY INTEREST:

1A. Items of Interest to the Community were made by Stuart Cunyus, Mr. Baroody, and Mr. Voelkel.

2. VISITOR/CITIZENS FOURM:

No one spoke.

3. PRESENTATIONS:

3A. Presentation of the Texas Police Chiefs Association's Certificate of Re-recognition. Max Westbrook, Jr., Program Director of the Texas Police Chiefs Association presented Chief David Knight with a Certificate of Re-recognition for continued use of best business practices.

4. CONSENT AGENDA:

Ms. Sigerman moved to approve items on the Consent Agenda. Ms. Eychner seconded, and the motion passed 5-0.

4A. Joint election agreement between the City of Kerrville and Kerr County for the May 4, 2019 City General Election.

4B. Authorize purchase of 2019 Sutphen Monarch Pumper.

4C. Minutes for the regular City Council meetings held on November 13, 2018 and November 27, 2018.

END OF CONSENT AGENDA.

5. EXECUTIVE SESSION I:

Mr. Baroody moved to go into executive session under Sections 551.071 and 551.087 (Business Prospect/Economic Development) of the Texas Government Code. Ms. Eychner seconded, and the motion passed 5-0.

The Council adjourned regular open session at 6:15 p.m.

551.087 (Business Prospect/Economic Development)

5A. Hotel Conference Center

Council left executive session at 6:43 p.m. and returned to open session at 6:43 p.m. Mr. Blackburn announced that no action was taken in executive session.

Mr. Blackburn requested that agenda item 7D be moved up on the agenda.

7D. Resolution No. 01-2019 establishing the City's support of legislation during the 86th session of the Texas Legislature to finance a hotel conference center.

Mr. Baroody moved to approve Resolution No. 01-2019. Ms. Eychner seconded, and the motion passed 5-0.

6. PUBLIC HEARING AND ORDINANCES, FIRST READING:

6A. Ordinance No. 2019-02 amending the City's "Zoning Code" by changing the Zoning District for an approximate 6.790 acres, consisting of Lots 1 and 2, H.E.B. Addition and portions of Lots 300-302 and Lots 348-349, Block 48 of the Schreiner 2nd Addition; both Subdivisions within the City of Kerrville, Kerr County, Texas, and more commonly known as the property located at 300 Main Street (State Hwy. 27); by removing the property from 11-C Zoning District and placing it within the Central Business Zoning District (CBD); 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.

Mr. Blackburn opened the public hearing at 6:49 p.m.
Mr. Blackburn closed the public hearing at 6:52 p.m.

Mr. Baroody moved to approve Ordinance No. 2019-02 on first reading. Mr. Voelkel seconded, and the motion passed 5-0.

6B. Ordinance No. 2019-03 abandoning, vacating, and closing two public rights-of-way consisting of a portion of Hays Street as it extends between the northwest right-of-way of Main Street (State Highway 27) and the southwest right-of-way of Jefferson Street and consisting of approximately 0.5792 acres; and a portion of the 16 foot public alley located between Hays Street and Quinlan Street, adjacent to Lots 1 and 2, Block 2 of the H.E.B. Addition and between Lots 315, 316, and the northwest 43 feet of Lot 333, and the southwest 13 feet of Lot 334, Block 50, and consisting of approximately 0.726 acres; said rights-of-way are out of the Chas Schreiner 2nd Addition to the City of Kerrville, a Subdivision of Kerr County, Texas, according to the Plat recorded in Volume K, Pages 107 of the Deed Records of Kerr County, Texas; making a finding that neither the street nor the alley is required for present or future public use; providing for the terms and conditions of abandonment, vacation, and closure; providing for the furnishing of a certified copy of the Ordinance for recording in the Official Public Records of Kerr County, Texas as a Quitclaim Deed; authorizing the City Manager to take all necessary action to effectuate the abandonment, vacation, closure, and quitclaim, and providing for a public hearing.

Mr. Blackburn opened the public hearing at 6:53 p.m.
Mr. Blackburn closed the public hearing at 7:19 p.m.

Ms. Eychner moved to approve Ordinance No. 2019-03 on first reading. Ms. Sigerman seconded, and the motion passed 5-0.

6C. Ordinance No. 2019-01 creating a "Planned Development District" for Professional Office, Retail Trade I, and Warehousing and Distribution Uses on an approximately 4.27 acre tract of land, out of the Patrick Fleming Survey No. 666, Abstract 145, within the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive; adopting a concept plan and conditions related to the development of said district; containing a cumulative clause; containing a savings and severability clause; establishing a penalty or fine not to exceed \$2,000.00 for each day of violation of any provision hereof; ordering publication; and providing other matters relating to the subject.

Mr. Blackburn opened the public hearing at 7:20 p.m.
Mr. Blackburn closed the public hearing at 7:27 p.m.

Ms. Sigerman moved to approve Ordinance No. 2019-01 on first reading. Ms. 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; the City of Kerrville, Texas; and Schreiner University; for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus.

Ms. Eychner made a motion to approve the Project Funding Agreement for the development and construction of an extension to the City's River Trail to connect with Schreiner University's campus. Ms. Sigerman seconded, and the motion passed 5-0.

7B. Authorize execution of a construction contract for the Legion Lift Station with Keystone Construction in the amount of \$5,493,663.00.

Ms. Sigerman moved to authorize the execution of a construction contract for the Legion Lift Station with Keystone Construction in the amount of \$5,493,663.00. Ms. Eychner seconded, and the motion passed 5-0.

7C. Authorize execution of professional services agreement with LNV Engineering to develop a Drainage Master Plan in the amount of \$204,348.00.

Ms. Baroody moved to authorize execution of a professional services agreement with LNV Engineering to develop a Drainage Master Plan with the addition of an additional "hot spot" located on Culbertson between Harper and Lewis. Mr. Voelkel seconded, and the motion passed 5-0.

8. INFORMATION & DISCUSSION:

8A. Freedom's Path regarding the Kerrville VA Medical Center Phase II. Mr. Craig Taylor with Solutions for Veterans, Inc. presented the item.

8B. Financial update for the month ended November 30, 2018. Ms. Dozier gave the financial update.

9. BOARD APPOINTMENTS:

9A. Appointment to the Kerrville Charter Review Commission. The appointments were as follows:

Mr. Voelkel moved to appoint Peggy McKay, Mr. Baroody seconded, and the motion passed 5-0.

Ms. Sigerman moved to appoint Brenda Craig, Ms. Eychner seconded, and the motion passed 5-0.

Mr. Baroody moved to appoint Mario Garcia. Mr. Voelkel seconded, and the motion failed 2-3, with Mr. Baroody and Mr. Voelkel voting in favor and Mr. Blackburn, Ms. Eychner, and Ms. Sigerman voting against.

Mr. Blackburn moved to appoint Karen Yanez. Ms. Eychner seconded, and the motion passed 5-0.

Ms. Eychner moved to appoint Michael Sigerman. Mr. Blackburn seconded, and the motion passed 3-2, with Mr. Blackburn, Ms. Eychner, and Ms. Sigerman voting in favor, and Mr. Voelkel and Mr. Baroody voting against.

Mr. Voelkel moved to appoint Allan Cone. Mr. Baroody seconded, and the motion failed 2-3, with Mr. Voelkel and Mr. Baroody voting in favor, and Mr. Blackburn, Ms. Eychner, and Ms. Sigerman voting against.

Mr. Blackburn moved to appoint Stephen Fine. Ms. Eychner seconded, and the motion passed 5-0.

Ms. Eychner moved to appoint John Harrison. Ms. Sigerman seconded, and the motion passed 5-0.

Ms. Sigerman moved to appoint Gregory Richards. Ms. Eychner seconded, and the motion passed 5-0.

9B. Appointment to the Animal Services Advisory Board.

Mr. Voelkel moved to nominate Karen Guerriero. Mr. Blackburn seconded, and the motion passed 4-1, with Mr. Voelkel, Mr. Baroody, Mr. Blackburn, and Ms. Sigerman voting in favor, and Ms. Eychner voting against.

9C. Appointments to the Recovery Community Coalition.

Ms. Eychner moved to reappoint Leigh Ann Fitzpatrick, Laura Godwin, Sabine Kuenzel, and Dale Trees. Mr. Voelkel seconded, and the motion passed 5-0.

Ms. Eychner moved to appoint Marissa Dodson. Mr. Voelkel seconded, and the motion passed 5-0.

Ms. Eychner moved to appoint Ross Robinson. Mr. Voelkel seconded, and the motion passed 5-0.

9D. Appointments to the Senior Services Advisory Committee.

Mr. Blackburn moved to appoint the first thirteen names on the application list, and to come back at the next meeting to amend the Ordinance to include the other three applicants. Mr. Baroody seconded, and the motion passed 5-0.

The following persons were appointed:

Lynda Ables,
Misty Blevins,
Cynthia Burgin,
Karen Burkett,
Susan Eklund,
Margie Jetton,
Waverly Jones,
Christine Klima,
Sylvia Lewis,
Robert Ogle,
Nicholas Oprea,
Diana Paul, and
Rebecca Piszczor.

9E. Appointments to the Planning and Zoning Commission.

Ms. Sigerman moved to reappoint Rustin Zuber, Garrett Harmon, and Bob Waller as regular members; and Bill Morgan as an alternate. Ms. Eychner seconded, and the motion passed 5-0.

10. ITEMS FOR FUTURE AGENDAS:

11. EXECUTIVE SESSION: No second executive session was held.

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

- Zoning Board of Adjustment appointments.
- Getting the agenda packet details to the councilmembers sooner than Friday.

ADJOURNMENT.

The meeting was adjourned at 8:54 p.m.

APPROVED: _____

ATTEST:

Bill Blackburn, Mayor

Cheryl Brown, Interim City Secretary



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

SUBJECT: Ordinance No. 2019-05, amending Ordinance No. 2018-32 by adding three (3) positions to the number of members on the Senior Services Advisory Committee; appointment of a Chair and Vice-Chair, and setting term expirations for the current thirteen (13) members.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/14/2019

SUBMITTED BY: Cheryl Brown
Interim City Secretary

EXHIBITS: Ordinance No. 2019-05

Expenditure Required:	Current 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: ☒	No: ☐
Key Priority Area	Various	
Guiding Principle	Various	
Action Item	Various	

SUMMARY STATEMENT:

The City Council, at its January 8, 2019 meeting, appointed thirteen (13) members to the Senior Services Advisory Committee. In the motion appointing the members, there was also a provision to add three (3) positions to the Committee.

The original Ordinance No. 2018-32 included the following:

Section 2-91 – Senior Services Advisory Committee.

(1) ...The mayor shall appoint the chair and vice-chair from among the appointments made by Council, but only following the appointment of the initial Committee. Thereafter, each Committee shall select the chair and vice-chair

(2) During the initial appointment of Committee members, Council will appoint 6 of the Committee members to terms expiring September 30, 2019. Council will then appoint each of the remaining 7 members to terms expiring September 30, 2020.

The Chair and Vice-Chair will be appointed by the Mayor.

The expiration of the three additional terms should be set as well, with two expiring September 30, 2019, and one expiring September 30, 2020.

RECOMMENDED ACTION:

Approve Ordinance No. 2019-05 on first reading as presented, establish term expirations for the thirteen (13) members appointed on 1-8-19.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-05**

AN ORDINANCE AMENDING CHAPTER 2, "ADMINISTRATION," ARTICLE IV "BOARDS AND COMMISSIONS", SECTION 2-91 "SENIOR SERVICES ADVISORY COMMITTEE" OF THE CODE OF ORDINANCES OF THE CITY OF KERRVILLE, TEXAS; BY AMENDING SUBSECTION (A)(1) TO INCREASE THE MEMBERSHIP OF THIS COMMITTEE TO 16 MEMBERS; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING OTHER MATTERS RELATING TO THIS SUBJECT

WHEREAS, City Council believes it beneficial to increase the membership of the City's Senior Services Advisory Committee from 13 to 16 members; and

WHEREAS, City Council finds it to be in the public interest to amend Chapter 2, Article IV, Section 2-91 of the Code of Ordinances of the City of Kerrville as provided herein;

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

SECTION ONE. Chapter 2 "Administration," Article IV "Boards and Commissions" of the Code of Ordinance of the City of Kerrville, Texas, is amended by revising Section 2-91, subsection (a)(1), to add the language that is underlined (added) and deleting the language that is bracketed and stricken (~~(deleted)~~) as follows:

"Sec. 2-91. – Senior Services Advisory Committee.

(a) Creation of Senior Services Advisory Committee; terms; membership; meetings.

- (1) There is hereby created the Senior Services Advisory Committee of the City ("Committee"), which shall be an advisory body of 16 ~~[13]~~ members appointed by City Council. The mayor shall appoint the chair and vice-chair from among the appointments made by Council, but only following the appointment of the initial Committee. Thereafter, each Committee shall select the chair and vice-chair from among its members."

SECTION TWO. The City Secretary is authorized and directed to submit this amendment to the publisher of the City's Code of Ordinances and the publisher is authorized to amend said Code to reflect the amendment adopted herein and to

correct typographical errors and to index, format, and number and letter paragraphs to the existing Code as appropriate.

SECTION THREE. The provisions of this Ordinance are to be 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 hereby 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 hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

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

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

ATTEST:

Bill Blackburn, Mayor

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



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

SUBJECT: Ordinance No. 2019-03 vacating, abandoning, and closing two public rights-of-way consisting of a portion of Hays Street as it extends between Main Street (State Highway 27) and Jefferson Street, and consisting of approximately 0.5792 Acres; and a portion of the public alley located between Hays Street and Quinlan Street, and consisting of approximately 0.0726 acres; said rights-of-way are out of the Chas Schreiner 2nd Addition to the City of Kerrville, a subdivision of Kerr County, Texas, according to the Plat recorded in Volume K, Pages 1-7 of the Deed records of Kerr County, Texas; making a finding that neither the street nor the alley is required for present or future public use; providing for the terms and conditions of vacation, abandonment, and closure; providing for the furnishing of a certified copy of this ordinance for recording in the Official Public Records of Kerr County, Texas, as a Quitclaim Deed; authorizing the City manager to take all necessary action to effectuate the vacation, abandonment, closure, and quitclaim; and providing for a public hearing.

AGENDA DATE OF: 12/11/2018

DATE SUBMITTED: 12/5/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Ordinance No. 2019-03
Site plan and map

Expenditure Required:	Current 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: ☒	No: ☐
Key Priority Area	E - Economic Development	
Guiding Principle	E4 – Balance, broaden and diversify the City’s tax base, shifting the tax burden away from residential property owners.	
Action Item	Explore opportunities to capitalize on expanding existing businesses.	

SUMMARY STATEMENT

H-E-B has requested the closure and abandonment of Hays Street between Main Street and Jefferson Street and a portion (adjacent to their property) of the alley from Hays Street to Quinlan Street. Hays street is a local level street and is not designated on the Thoroughfare Plan.

This street closure ties into the CBD zoning request as well as H-E-B's future plans to redevelop the site. The request is consistent with the Kerrville 2050 Comprehensive Plan. The subject property is located within Strategic Catalyst Area 1 which comprises the downtown core and central business district. "There should be a strong focus on redevelopment and catalyzing a renewed public interest in the area."

A traffic impact analysis was conducted in two phases, a confirmation of trip generation assumptions and a subsequent operational analysis of the trip generation impact on the Levels of Service (LOS) impact to nearby roadways. These analyses were reviewed by City staff and TxDOT, and ultimately any impacts will have to be mitigated by the developer. An excerpt can be found as follows:

"In order to continuously provide service to customers, the existing HEB Kerrville 1 store will remain open while the new store is under construction. Once the new store is completed and stocked, the switch will be made from the old store to the new store to ensure limited interruption to customers. At this time, it is anticipated that the new store will be open and operational by 2021.

As part of the redevelopment, Hays Street is proposed to be vacated and absorbed into the HEB property. With the vacation of this public right-of-way (ROW), the signalized intersection of Hays Street and SH 27 will be decommissioned and relocated to the intersection of SH 27 and the new Driveway A location. Driveway A's new location will align with the easternmost driveway to the Crenwelge Motor property on the south side of SH 27. This driveway serves as their primary driveway access for vehicle sales.

Furthermore, the redevelopment of this property will see a consolidation of ten (10) non-conforming driveways down to a total of six (6) driveways. Currently, there are four (4) driveways which take access to SH 27, four (4) driveways that take access to Jefferson Street, and two (2) driveways that take access to Hays Street. The redevelopment of this property will reduce the driveways to three (3) along SH 27 with the eastern most driveway operating as a Truck Access Entrance Only driveway, and three (3) along Jefferson Street, all of which conform to current standards and requirement.

Summary findings of Traffic Impact Analysis (TIA):

- All but one intersection performs at an acceptable LOS. Hays/Water Street needs minor pavement marking modifications and it operates at an acceptable LOS
- The future configuration of Main Street with Hays/HEB Driveway shows no issues with operations and queueing. The signalized HEB Driveway and the Stopped Controlled (only on the minor) Hays Street will operate at acceptable levels
- All other intersections that have been analyzed perform at acceptable levels with the redistribution of traffic from the vacation of Hays Street."

RECOMMENDED ACTION:

Approve Ordinance No. 2019-03 as presented on second reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-03**

AN ORDINANCE VACATING, ABANDONING, AND CLOSING TWO PUBLIC RIGHTS-OF-WAY CONSISTING OF A PORTION OF HAYS STREET AS IT EXTENDS BETWEEN MAIN STREET (STATE HIGHWAY 27) AND JEFFERSON STREET, AND CONSISTING OF APPROXIMATELY 0.5792 ACRES; AND A PORTION OF THE PUBLIC ALLEY LOCATED BETWEEN HAYS STREET AND QUINLAN STREET, AND CONSISTING OF APPROXIMATELY 0.0726 ACRES; SAID RIGHTS-OF-WAY ARE OUT OF THE CHAS SCHREINER 2ND ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME K, PAGES 1-7 OF THE DEED RECORDS OF KERR COUNTY, TEXAS; MAKING A FINDING THAT NEITHER THE STREET NOR THE ALLEY IS REQUIRED FOR PRESENT OR FUTURE PUBLIC USE; PROVIDING FOR THE TERMS AND CONDITIONS OF VACATION, ABANDONMENT, AND CLOSURE; PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS ORDINANCE FOR RECORDING IN THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, AS A QUITCLAIM DEED; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THE VACATION, ABANDONMENT, CLOSURE, AND QUITCLAIM; AND PROVIDING FOR A PUBLIC HEARING

WHEREAS, the owner of the property located at 300 Main Street ("Owner") and adjacent properties plans to redevelop and upgrade its existing store; and

WHEREAS, pursuant to this redevelopment, the Owner has requested that the City vacate, abandon, and close a portion of Hays Street as this street extends between Main Street (State Highway 27) and Jefferson Street; and a portion of an alley that intersects Hays Street; such interests are more specifically described below and are collectively referred to herein as the "Rights-of-way"; and

WHEREAS, the Owner either owns or will own prior to the final adoption of this Ordinance, the property on both sides of the Rights-of-way; and

WHEREAS, City staff has considered the public's present and future use of the Rights-of-way and do not believe that the street or alley is required for such use; and

WHEREAS, based upon its analysis, City staff recommends vacating, abandoning, and closing the Rights-of-way; and

WHEREAS, the City received an appraisal as to the fair market value of the City's interest in the Rights-of-way, Council has reviewed that appraisal and in consideration of this appraisal, the redevelopment of the property, the construction and dedication of public improvements, and the removal of future maintenance requirements for the Rights-of-way, Council finds that the City is receiving adequate value for the action it is taking herein; and

WHEREAS, the City of Kerrville, Texas, is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Texas Transportation Code Section 311.007 authorizes any such city to vacate, abandon, or close any street or alley; and

WHEREAS, City Council held a public hearing beginning at approximately 6:00 p.m. on January 8, 2019, as advertised, to consider public comments regarding the issue of vacation, abandonment, and closure of the Rights-of-way; and

WHEREAS, City Council authorizes the City Manager to effectuate the formal vacation, abandonment, closure, and quitclaim of the Rights-of-way, subject to the terms of this Ordinance; and

WHEREAS, the City Council of the City of Kerrville, Texas, acting pursuant to state law and to facilitate the redevelopment of property, finds it to be in the public interest and advisable to vacate, abandon, close, and quitclaim the Rights-of-Way, subject to the limitations and conditions which follow;

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

SECTION ONE. The facts and findings set forth in the preamble to this Ordinance are hereby found to be true and correct and are adopted.

SECTION TWO. Subject to the limitations and conditions which follow, the City Council hereby vacates, abandons, closes, and quitclaims in favor of the abutting property owner, as appropriate, all of the City's right, title, and interest of the public in and to the following public street rights-of-way, constituting an improved portion of Hays Street as it extends between Main Street (State Highway 27) and Jefferson

Street; and the alley that intersects Hays Street and continues east from Hays Street toward Quinlan Street; both interests being more particularly described and depicted in **Exhibits A and B**, attached hereto and incorporated herein by reference. The vacation, abandonment, and closure does not extend to any portion of Hays Street or the alley referenced above not described in **Exhibits A and B**.

SECTION THREE. The vacation, abandonment, and closure of the Rights-of-way described in **Exhibits A and B**, and authorized herein, is made and accepted subject to all existing easements, whether apparent or non-apparent, aerial, or underground. In addition, the approval of this Ordinance does not waive any part of the City's development process or approvals required by City Code for development and construction activities, which may include platting and the conveyance of easements to the City in connection with such plat, such as easements for utilities, storm drainage, fire lanes, and access.

SECTION FOUR. The vacation, abandonment, and closure authorized herein shall extend only to the public right, title, easement, and interest for the street and alley and shall be construed to extend only to that interest which the City Council may legally and lawfully vacate, abandon, and close, to include quitclaiming such rights in favor of the abutting property owner to the street and alley.

SECTION FIVE. The City Secretary is authorized and directed to prepare a certified copy of this Ordinance and furnish the same to abutting property owner(s), and in addition, record this abandonment Ordinance in the Official Public Records of Kerr County, Texas, which such recording shall serve as the quitclaim deed of the City of Kerrville, Texas, of all the right, title, or interest of the City in and to said Rights-of-way described in **Exhibits A and B**.

SECTION SIX. The Owner shall pay \$102,000.00 to the City as a portion of the value to be realized by the City and public in response to the vacation, abandonment, and closure of the Rights-of-way.

SECTION SEVEN. The City Manager is authorized to execute any documents necessary to complete the vacation, abandonment, and closure, and quitclaim contemplated herein.

SECTION EIGHT. The payment that the City receives pursuant to Section Six above shall be transferred into the appropriate budget line item and shall be

utilized solely for street maintenance purposes in accordance with Section 253.001, Texas Local Government Code.

SECTION NINE. This Ordinance takes effect upon its adoption.

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

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

Bill Blackburn, Mayor

ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

EXHIBIT A



0.5792 Acres
(25,231 Sq. Ft.)
2223-10812 EX1 .dwg

Fn. No. 2223-10812-EX1
October 2nd, 2018
Job No. 2223-10812

FIELDNOTE DESCRIPTION

Being 0.5792 acres situated in the city of Kerrville, Kerr County, Texas, being a portion of Hays Street located between Main Street and Jefferson Street as shown on Chas Schreiner 2nd Addition to the City of Kerrville, a Subdivision of Kerr County Texas, according to the plat of said subdivision recorded in Volume K, Page 1 of the Deed Records of Kerr County Texas; This 0.5792 acres being more particularly described by Metes and Bounds with all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983;

Beginning, at a found 1 inch iron bar in the most easterly corner of Lot 1, Block 1 of the H.E.B Addition Subdivision as recorded in Volume 6, Page 120 of the Official Public Records of Kerr County, Texas, being also the intersection corner of the southwesterly right-of-way line of Jefferson St.(80' R.O.W.) and the northwesterly right-of-way line of Hays St. (60' R.O.W.)

Thence, S 45° 06' 22" E, with the southwesterly right-of-way line of Jefferson St., over and across Hays Street, 60.25 feet, to a found 1/2 inch rod for the northwest corner of Lot 336, Block 50 of said Schreiner 2nd Addition conveyed to HEB Grocery Company by deed of record in Volume 1571, Page 690 of the Official Public Records of Kerr County, Texas;

Thence, along the with the southeasterly right-of-way line Hays St. and the northwest lines of Lot 336, a 16' Alley of said Schreiner 2nd Addition and Lots 1 & 2, Block 2 of the said H.E.B. Addition, S 45° 01' 27" W, 396.24 feet, to a point for the beginning of a curve return to the left;

Thence, along the arc of said curve to the left with a central angle of 97° 04' 44", a radius of 18.42 feet, and a chord which bears S 01° 30' 52" W, 27.60 feet for a total arc distance of 31.21 feet to a point in the northeasterly right-of-way line of Main St. (80' R.O.W.);

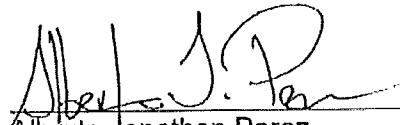
Thence, with the northeasterly right-of-way line of Main St., over and across Hays St., N 44° 54' 39" W, 99.22 feet, to a point for the beginning of a curve return to the left;

Thence, along the arc of said curve to the left with a central angle of 90° 07' 45", a radius of 19.99 feet, and a chord which bears N 89° 51' 41" E, 28.30 feet for a total arc distance of 31.44 feet to a point in the northwesterly right-of-way line of Hays St. and the southeasterly line of said Lot 1, Block 1 of H.E.B. Addition;

EXHIBIT A

Page 2 of 3

Thence, along the northwesterly right-of-way line of Hays St. and the southeasterly line of said Lot 1, Block 1 of H.E.B. Addition, N 45° 01' 27" E, 395.94 feet, to the **Point of Beginning**, containing 0.5792 acres (25,231 square feet) of land, more or less.



Alberto Jonathan Perez
Registered Professional Land Surveyor
Texas Registration Number 6572
Stantec Consulting Services, Inc.
70 NE Loop 410, Suite 1100
San Antonio, Texas 78216
210/525-9090
TBPLS Firm No.: 10194228

10/03/2018
DATE

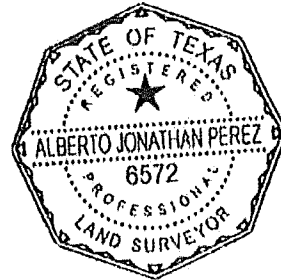
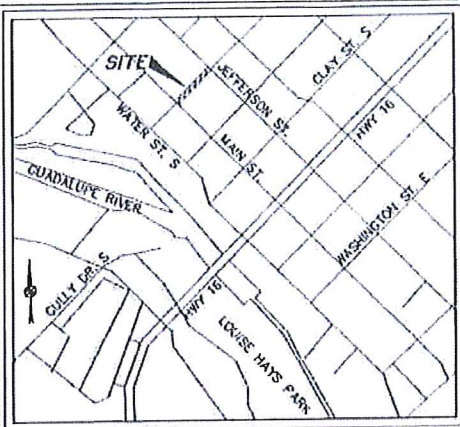


EXHIBIT A



VICINITY MAP
N.T.S.
KERR COUNTY, TEXAS

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	31.21'	18.42'	97°04'44"	27.60'	S01° 30' 52"W
C2	31.44'	19.99'	90°07'45"	28.30'	NB9° 51' 41"E

0.5792 ACRES
(25,231 SQ. FT.)
PORTION OF HAYS ST.
TO BE VACATED

CC BUTT GROCERY COMPANY
BLOCK 1, LOT 1, H.E.B. ADDITION
VOL. 6 PG. 120

HEB GROCERY COMPANY, LP
PART OF LOTS 334-336, BLOCK 50
SCHREINER 2ND, ADDITION
VOL. 1571 PG. 690

CC BUTT GROCERY
COMPANY
BLOCK 2, LOT 2
H.E.B. ADDITION
VOL. 6 PG. 120

CC BUTT GROCERY COMPANY
BLOCK 2, LOT 1, H.E.B. ADDITION
VOL. 6 PG. 120

EVELYN H. DEAN TRUST (OWNER)
LOTS 315 & 316, BLOCK 50
CHAS. SCHREINER'S ADDITION
VOL. K, PG. 1

RUBY LYN GARCIA (OWNER)
LOTS 313 & 314, BLOCK 50
CHAS. SCHREINER'S ADDITION
VOL. K, PG. 1

LOT 332

LOT 330

LOT 317

LOT 318



Stantec

70 NE Loop 410, Suite 1100
San Antonio, TX 78216
Tel (210) 525-9090 Fax (210) 525-0529
TBP# F-8324 TBP# F-10194228
Copyright © 2018

SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 0.5792 ACRE TRACT SITUATED IN KERR COUNTY, TEXAS, BEING A PORTION OF HAYS STREET LOCATED BETWEEN MAIN STREET AND JEFFERSON STREET AS SHOWN ON CHAS. SCHREINER'S ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME K, PAGE 1 OF THE DEED RECORDS OF KERR COUNTY, TEXAS

PORTION OF HAYS STREET
CLOSURE

SHEET 3 OF 3

DATE: 10/02/2018

SCALE: 1"= 20'

DRAWN BY: STAFF

FILE: 2223-10812 EX 1.dwg

PROJECT No : 2223-10812

LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- 1" IRON BAR FOUND
- P.O.B. POINT OF BEGINNING

BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.

EXHIBIT B



0.0726 Acres
(3,163 Sq. Ft.)
2223-10812 EX2 .dwg

Fn. No. 2223-10812-EX2
October 3rd, 2018
Job No. 2223-10812

FIELDNOTE DESCRIPTION

Being 0.0726 acres situated in the city of Kerrville, Kerr County, Texas, being a portion of a 16' wide Public Alley in Block 50 located between Hays Street and Quinlan Street as shown on Block 50 of the Chas Schreiner 2nd Addition to the City of Kerrville, a Subdivision of Kerr County Texas, according to the plat of said subdivision recorded in Volume K, Page 1 of the Deed Records of Kerr County Texas; This 0.0726 acres being more particularly described by Metes and Bounds with all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983;

Commencing, at a found 1/2-inch rod for the northwest corner of Lot 336, Block 50 of said Schreiner 2nd Addition conveyed to HEB Grocery Company by deed of record in Volume 1571, Page 690 of the Official Public Records of Kerr County, Texas; being also the intersection corner of the southwesterly right-of-way line of Jefferson St.(80' R.O.W.) and the southeasterly right-of-way line of Hays St. (60' R.O.W.)

Thence, along the with the southeasterly right-of-way line Hays St. and the northwest lines of Lot 336 of said Schreiner 2nd Addition and Lot 2, Block 2 of the H.E.B. Addition Subdivision as recorded in Volume 6, Page 120 of the Official Public Records of Kerr County Texas, S 45° 01' 27" W, 200.10 feet, to the **Point of Beginning** of herein described tract;

Thence, along the south lines of said Lot 2, Block 2 of the H.E.B. Addition and a portion of Lots 333-334 of said Schreiner 2nd Addition, S 44° 58' 33" E, 193.00 feet to a set 1/2-inch iron rod;

Thence, over and across said 16' wide Alley, the following courses;

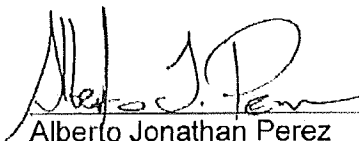
- S 45° 01' 27" W, 8.10 feet to a set 1/2-inch iron rod;
- S 44° 54' 04" E, 7.00 feet to a set 1/2-inch iron rod;
- S 45° 01' 27" W, 8.10 feet to a found rrspike being the common back corner of Lot 316 and Lot 317 of said Block 50 of the Schreiner 2nd Addition;

EXHIBIT B

Page 2 of 3

Thence, along the north lines of said Lot 1, Block 2 of the H.E.B. Addition and Lots 315-316 of said Schreiner 2nd Addition, N 44° 55' 33" W, 200.00 feet to a point in the southeasterly right-of-way line of Hays St.;

Thence, along the southeasterly right-of-way line of Hays St. over and across said 16' wide Alley, N 45° 01' 27" E, 16.03 feet, to the **Point of Beginning**, containing 0.0726 acres (3,163 square feet) of land, more or less.



Alberto Jonathan Perez
Registered Professional Land Surveyor
Texas Registration Number 6572
Stantec Consulting Services, Inc.
70 NE Loop 410, Suite 1100
San Antonio, Texas 78216
210/525-9090
TBPLS Firm No.: 10194228

10/03/2018
DATE

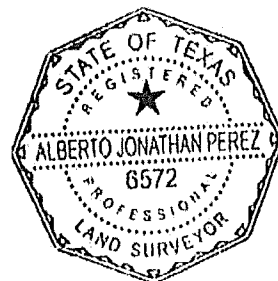
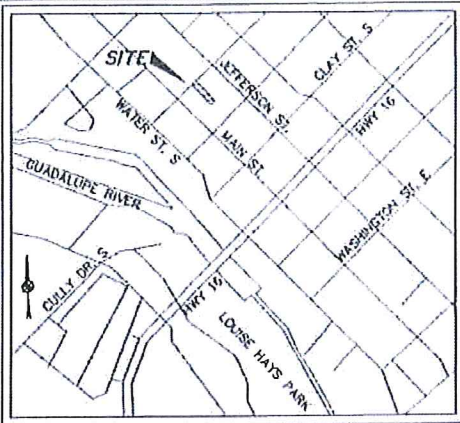
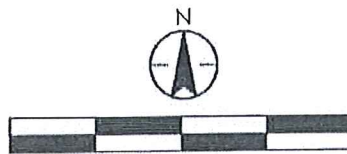


EXHIBIT B



VICINITY MAP
N.T.S.
KERR COUNTY, TEXAS

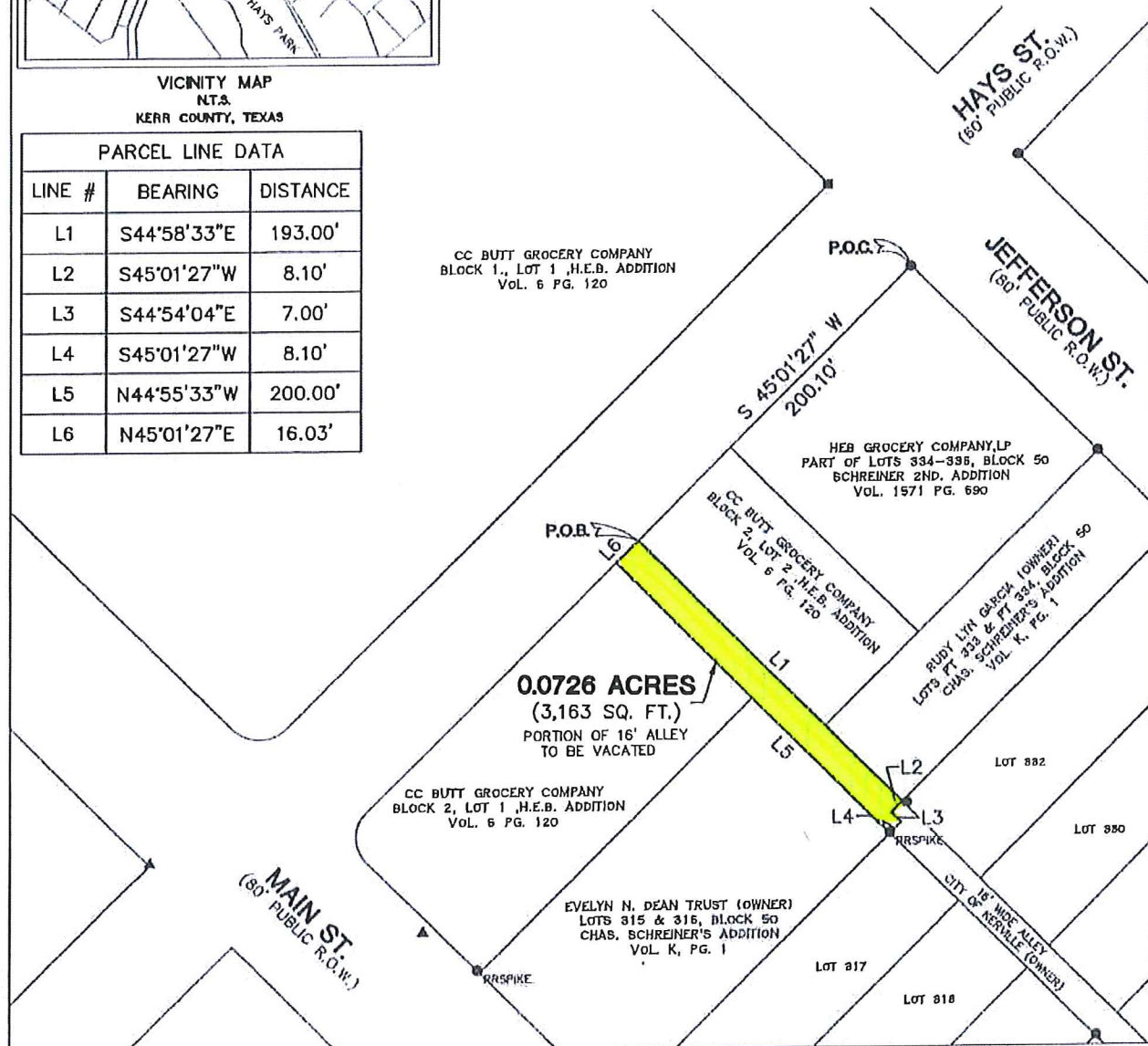
PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S44°58'33"E	193.00'
L2	S45°01'27"W	8.10'
L3	S44°54'04"E	7.00'
L4	S45°01'27"W	8.10'
L5	N44°55'33"W	200.00'
L6	N45°01'27"E	16.03'



LEGEND	
●	1/2" IRON ROD FOUND
▲	PK NAIL FOUND
■	1" IRON BAR FOUND
P.O.B.	POINT OF BEGINNING

BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.



Stantec
70 NE Loop 410, Suite 1100
San Antonio, TX 78216
Tel (210) 525-9090 Fax (210) 525-0520
TBPE # F-6324 TBPLS # F-10194228
Copyright © 2018

SKETCH TO ACCOMPANY DESCRIPTION OF

OF A 0.0726 ACRE TRACT SITUATED IN KERR COUNTY, TEXAS, BEING A PORTION OF A CALLED 16' ALLEY LOCATED BETWEEN HAYS STREET AND QUINLAN STREET AS SHOWN ON BLOCK 50 OF THE CHAS. SCHREINER'S ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME K, PAGE 1 OF THE DEED RECORDS OF KERR COUNTY, TEXAS

PORTION OF A 16' ALLEY
CLOSURE

SHEET 3 OF 3

DATE: 10/02/2018

SCALE: 1"= 20'

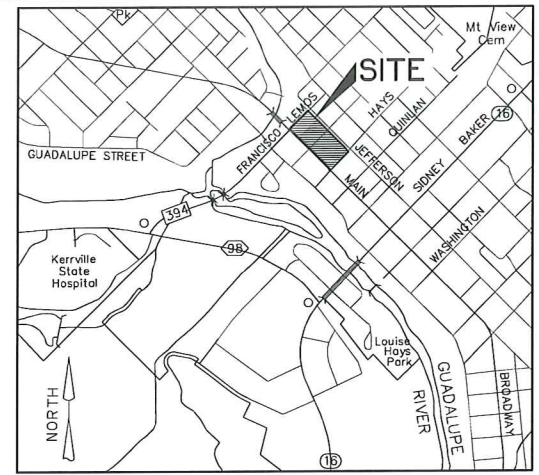
DRAWN BY: STAFF

FILE: 2223-10812 EX 2 dwg

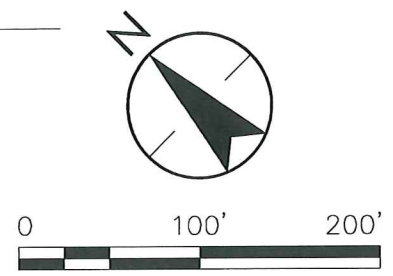
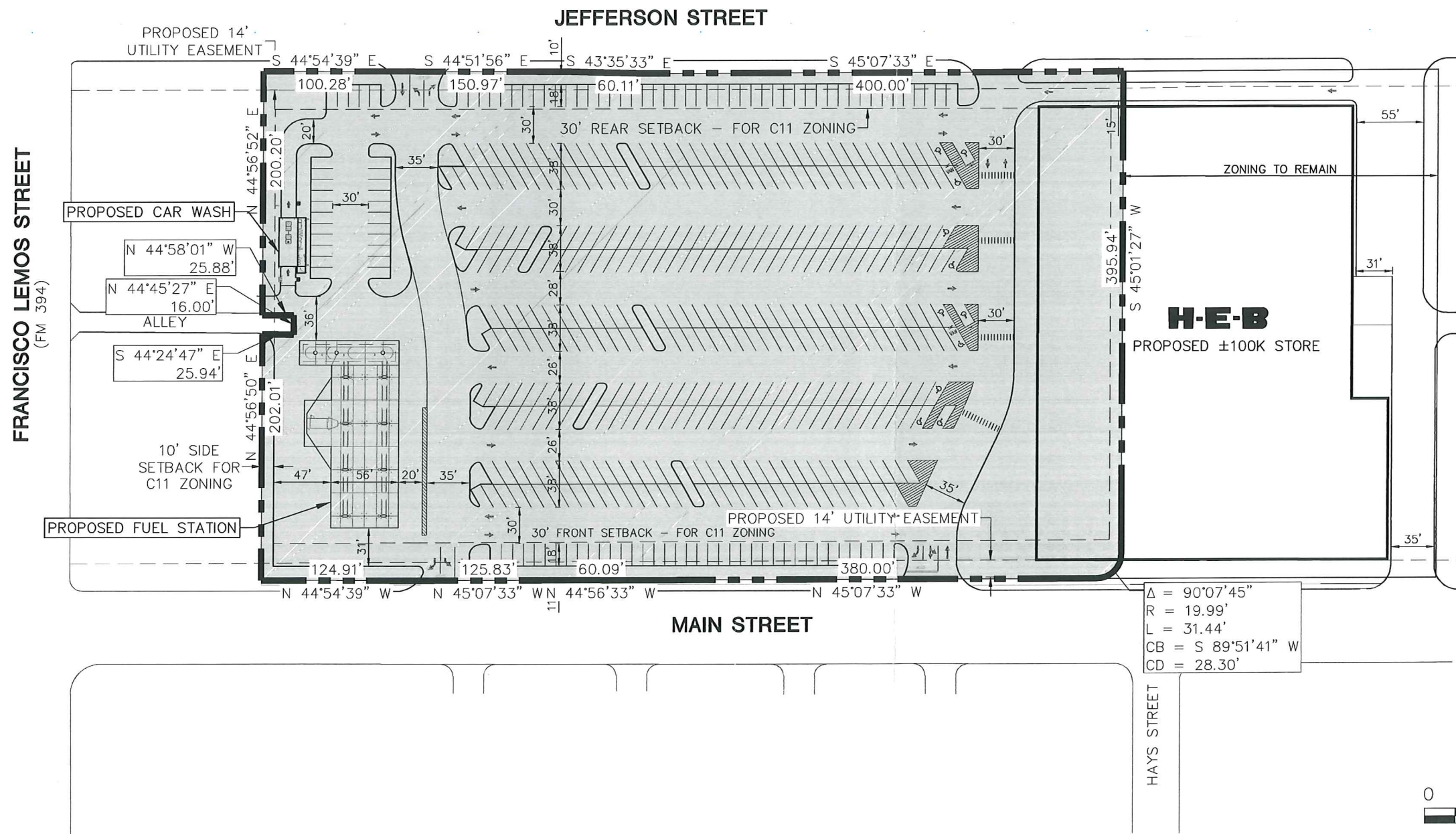
PROJECT No : 2223-10812

NOTE:
THERE ARE NO PROPERTIES WITHIN
1000' WITH A SIMILAR USE

AREA TO BE REZONED



VICINITY MAP
KERRVILLE, TEXAS
N.T.S.



HEB Kerrville 1

Transportation Impact Analysis-Part 1



Prepared for:

H-E-B, LP

Prepared by:

Bobak J. Tehrany, P.E., PTOE

TBPE Firm Registration #: 19220



November 28, 2018

Table of Contents

1.0	INTRODUCTION.....	1.1
2.0	DATA COLLECTION AND EXISTING CONDITIONS.....	2.2
2.1	TRAFFIC COUNTS.....	2.2
2.2	ROADWAY NETWORK.....	2.3
3.0	PROJECTED SITE AND FUTURE BUILD TRAFFIC	3.4
3.1	ANTICIPATED BUILD-OUT PHASING	3.4
3.2	TRIP GENERATION.....	3.4
3.3	TRIP DISTRIBUTION.....	3.6
3.4	SITE TRAFFIC VOLUMES.....	3.8
4.0	REFERENCES.....	4.1

LIST OF TABLES

Table 1 – Summary of Trip Generation Rates.....	3.5
Table 2 – Summary of Trip Generation (Unadjusted).....	3.6
Table 3 Overall Directional Distribution of Site Traffic.....	3.8
Table 4 Site Driveway Trip Assignments (AM Peak Hour, Percentages).....	3.9
Table 5 Site Driveway Trip Assignments (AM Peak Hour, Volumes).....	3.9
Table 6 Site Driveway Trip Assignments (PM Peak Hour, Percentages)	3.10
Table 7 Site Driveway Trip Assignments (PM Peak Hour, Volumes).....	3.10

LIST OF FIGURES

Figure 1 Proposed Site Location ¹	1.1
--	-----

LIST OF APPENDICES

APPENDIX A

A.1	TIA Scoping Document
A.2	Conceptual Site Plan
A.3	Turning Movement Counts/Signal Timing Worksheets

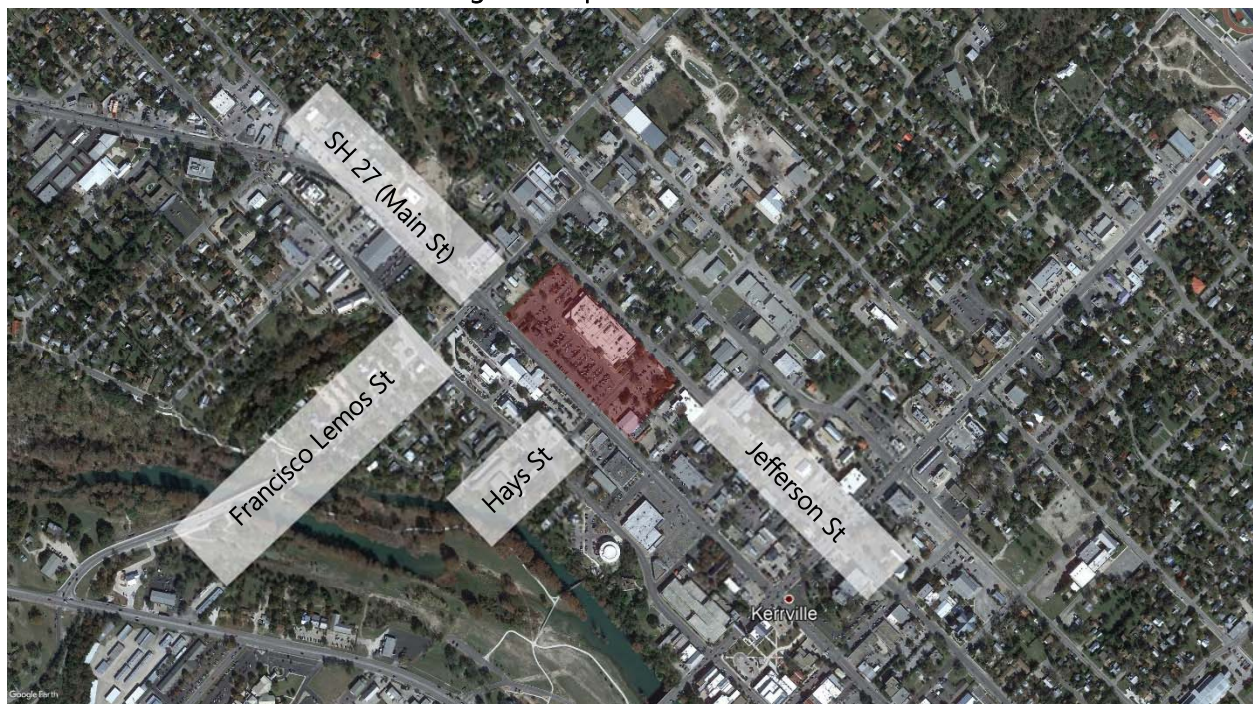


1.0 INTRODUCTION

BOE Consulting Services, LLC (BOE) was retained by H-E-B, LP (HEB) to complete a Transportation Impact Analysis (TIA) for the proposed redevelopment of the existing HEB Kerrville 1 located at the northeast corner of State Highway (SH) 27 and Hay Street in Kerrville, Kerr County, Texas. Please note that for the purposes of this analysis, SH 27 (Main Street) is assumed to be an east/west roadway and Hays Street is assumed to be a north/south roadway. This directional assignment is true for all other roadways with similar alignments. The performance of this TIA has been divided into two (2) parts: Part 1 – Traffic Distribution Analysis; Part 2 – Intersection Capacity Analysis. Given the desire to vacate Hays Street between Main Street and Jefferson Street, the redistribution of the traffic throughout the analysis network provides for a complex analysis. In order to ensure our assumptions on the redistribution of existing traffic as well as the assignment of proposed traffic is valid, the following report presents Part 1 only. Upon the acceptance of Part 1 from the Texas Department of Transportation (TxDOT) and the City of Kerrville, we will then proceed with completing Part 2 of the TIA (Intersection Capacity Analysis) and present our complete TIA for detailed review.

The TIA Scoping Document, defining the parameters of this report, is contained within the Appendix of this report as *Exhibit 1*. The location of the proposed development is shown in **Figure 1**. A Conceptual Site Plan has been included within the Appendix of this report as *Exhibit 2*.

Figure 1 Proposed Site Location¹



2.0 DATA COLLECTION AND EXISTING CONDITIONS

The data collection for this project included peak hour Turning Movement Counts for five (5) intersections and 24-Hour Average Daily Traffic counts at various locations described below. In addition, a site visit was made by BOE staff.

2.1 TRAFFIC COUNTS

GRAM Traffic Counting, Inc. (GRAM) was engaged to collect traffic counts for the study intersections. Turning Movement Counts (TMC) were collected on October 23, 2018, from 7:00-9:00 AM and from 4:00-6:00 PM. Additionally, Average Daily Traffic (ADT) volumes were collected for a 24-hour period for locations described below. Please note that schools were in session when traffic counts were collected. Based on the approved TIA Scoping document, turning movement counts at the following intersections were collected:

Turning Movement Counts

- Francisco Lemos Street and SH 27 (Main Street)
- Francisco Lemos Street and Jefferson Street
- Hays Street and SH 27 (Main Street)
- Hays Street and Jefferson Street
- Hays Street and Water Street

Average Daily Traffic

- HEB Driveway A
- SH 27, north of Rodriguez Street
- SH 27 and Hays Street, all four (4) approaches

Moreover, the traffic signal timings for the existing signalized intersections of Francisco Lemos Street/SH 27 and Hays Street/SH 27 analyzed as part of this study was obtained from TxDOT. All traffic counts collected by GRAM and the signal timings obtained by TxDOT have been included within the Appendix of this report as *Exhibit 3*.

HEB KERRVILLE 1

Data Collection and Existing Conditions
November 28, 2018

2.2 ROADWAY NETWORK

Francisco Lemos Street is a four-lane undivided Secondary Arterial, as defined by the Kerrville Comprehensive Plan (Figure 4.1), that provides north/south movements in the vicinity of the HEB Kerrville 1 property. The posted speed limit along Francisco Lemos Street is 30 miles-per-hour (mph). Based on the Annual Average Daily Traffic (AADT) captured by TxDOT in 2017, Francisco Lemos Street experiences approximately 3,889 vehicles per day (vpd) within the vicinity of the site.

Hays Street is a two-lane, undivided local roadway, undefined by the Kerrville Comprehensive Plan, that provides north/south movements in the vicinity of the HEB Kerrville 1 property. Hays Street dead-ends at its intersection with Waters Street to the south and Miller Street to the north. A speed limit sign was not found in the field along this roadway; therefore, for the purposes of this analysis, we have assumed the speed limit to be 30 mph. Based on the traffic counts captured by GRAM Traffic Counting in October 2018, Hays Street experiences approximately 2,474 vehicles per day (vpd) within the vicinity of the site. Hays Street is proposed to be vacated as a public roadway with the redevelopment of the HEB Kerrville 1 project. The segment between SH 27 and Jefferson Street will be absorbed within the overall site plan and would longer provide vehicular access. Additionally, the traffic signal at the intersection of SH 27 and Hays Street will be decommissioned and relocated to the intersection of SH 27 and the new location for Driveway A to the HEB store. This analysis has taken this condition into account and redistributed traffic accordingly.

Jefferson Street is a two-lane, undivided local roadway, undefined by the Kerrville Comprehensive Plan, that provides east/west movements in the vicinity of the HEB Kerrville 1 property. The posted speed limit on Jefferson Street is 30 mph. ADT volumes were not captured along Jefferson Street.

SH 27 (Main Street) is a four-lane divided Primary Arterial, as defined by the Kerrville Comprehensive Plan, that provides primarily east/west movement as well as a continuous center left-turn lane in the vicinity of the HEB Kerrville 1 property. The posted speed limit on SH 27 is 30 mph. Based on the traffic counts captured by GRAM Traffic Counting in October 2018, Hays Street experiences approximately 15,953 vehicles per day (vpd) within the vicinity of the site.

Water Street is a two-lane divided Collector, as defined by the Kerrville Comprehensive Plan, that provides east/west movements as well as a continuous center left-turn lane in the vicinity of the HEB Kerrville 1 property. The posted speed limit on Water Street is 30 mph. ADT volumes were not captured along Water Street.

3.0 PROJECTED SITE AND FUTURE BUILD TRAFFIC

The proposed site traffic was estimated through trip generation and trip distribution analyses. This section also provides the resulting turning movement volumes at each study intersection generated by the proposed sites.

3.1 ANTICIPATED BUILD-OUT PHASING

In order to continuously provide service to customers, the existing HEB Kerrville 1 store will remain open while the new store is under construction. Once the new store is completed and stocked, the switch will be made from the old store to the new store to ensure limited interruption to customers. At this time, it is anticipated that the new store will be open and operational by 2021.

As part of the redevelopment, Hays Street is proposed to be vacated and absorbed into the HEB property. With the vacation of this public right-of-way (ROW), the signalized intersection of Hays Street and SH 27 will be decommissioned and relocated to the intersection of SH 27 and the new Driveway A location. Driveway A's new location will align with the easternmost driveway to the Crenwelge Motor property on the south side of SH 27. This driveway serves as their primary driveway access for vehicle sales.

Furthermore, the redevelopment of this property will see a consolidation of ten (10) non-conforming driveways down to a total of six (6) driveways. Currently, there are four (4) driveways which take access to SH 27, four (4) driveways that take access to Jefferson Street, and two (2) driveways that take access to Hays Street. The redevelopment of this property will reduce the driveways to three (3) along SH 27 with the eastern most driveway operating as a Truck Access Entrance Only driveway, and three (3) along Jefferson Street, all of which conform to current standards and requirement.

3.2 TRIP GENERATION

Since this property is currently fully developed with the existing HEB Kerrville 1 store, this analysis evaluates the net increase of trips as compared between the existing and proposed conditions. The redevelopment project also includes the property containing the existing Radio Shack store as well as the single-family home located at 411 Jefferson Street. Those two properties will be absorbed into the redevelopment and were taken into account as existing uses. For the purposes of estimating trip generation for the existing and proposed uses, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, was utilized. Furthermore, the guidelines within the Trip Generation Manual have been utilized when evaluating rates versus equations. When determining whether to utilize the rates or equations for the various land uses

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

assumed in the TIA, we first consulted the ITE Trip Generation Handbook, 2nd Edition, which recommends using the regression equation only when the data sample has at least 20 data points **AND** the R² value is higher than 0.75. These requirements were taken into account when calculating the trip generation. A summary of the existing versus proposed land uses, and intensity can be seen within **Tables 1** and **2** below.

Table 1 – Summary of Trip Generation Rates

ITE Code	Land Use	Rate	24-Hour Two-Way Volume	AM Peak Hour	PM Peak Hour
850	Supermarket*	Per 1,000 s.f.	102.24	3.40	9.48
813	Free-Standing Discounts Superstore*	Per 1,000 s.f.	50.75	1.85	4.35
944	Gasoline/Service Station*	Per VFP	168.56	12.16	13.87
826	Specialty Retail Center*	Per 1,000 s.f.	44.32	0.00	2.71
210	Single-Family Detached*	Per DU	EQ	EQ	EQ

*ITE Trip Generation Manual, 9th Edition

For the Single-Family Detached land use, equations were utilized since the conditions as prescribed by the Trip Generation Handbook were met to utilize the equations as opposed to the rates. Below are the equations that have been utilized:

- *Weekday Trips* = $Ln(T) = 0.92Ln(X) + 2.72$
- *AM Peak Hour Trips* = $T = 0.7(X) + 9.74$
- *PM Peak Hour Trips* = $Ln(T) = 0.9Ln(X) + 0.51$

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

Table 2 – Summary of Trip Generation (Unadjusted)

ITE Code	Land Use	Size		24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
Existing Trip Generation (ITE Rates)										
850	Supermarket	75,000	s.f.	7,668	158	97	255	363	348	711
944	Gasoline/Service Station	6	vfp	1,011	37	36	73	42	42	83
826	Specialty Retail (Radio Shack)	9,750	s.f.	432	0	0	0	12	15	26
210	Single-Family Detached Housing	1	d.u.	15	3	7	10	1	1	2
Total Existing				9,127	199	140	338	417	405	822
Proposed (ITE Rates)										
850	Supermarket	60,000	s.f.	6,134	126	78	204	290	279	569
813	Free-Standing Discount Superstore	40,000	s.f.	2,030	41	33	74	85	89	174
944	Gasoline/Service Station	16	vfp	2,697	99	95	195	111	111	222
Total Proposed				10,861	267	205	473	486	478	965
Net Increase of Trips				1,735	68	66	135	69	73	142

*Proposed HEB is defined as 60% Supermarket and 40% Free-Standing Discount Superstore

Pass-by and internal trips can account for a significant portion of a site generated traffic. As a conservative measure, this analysis does not take any reductions into account.

3.3 TRIP DISTRIBUTION

The trip distribution for this project requires the redistribution of existing traffic volumes to account for the proposed vacation of Hays Street between Jefferson Street and SH 27. A detailed evaluation was performed to attempt to understand the destination and origin of traffic within this segment of Hays Street. Traffic Counts were captured at the existing HEB driveways along Hays Street and compared against the traffic volumes captured at the intersections of Hays Street with Jefferson Street and SH 27. What we have found is that the majority of trips within this segment are HEB related trips; therefore, the trips have been reallocated to access HEB via other routes. The traffic at these intersections have infinite options in terms of how to redistribute traffic to other intersections. We have chosen to simplify the assumptions which are detailed below.

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

Hays Street and Jefferson Street

Existing trips at the northbound approach to this intersection have been reallocated to the intersection of Hays Street and Water Street. For example, in the existing AM Peak Hour condition, there are 3, 22, and 36 vehicles performing a left, thru, and right turn movement, respectively, at Hays Street and Jefferson Street. 50 percent of that total traffic ($61 \times .5 = 31$) has been reallocated to perform a westbound right turn at Hays Street and Water Street. The remaining 50 percent was then reallocated to perform an eastbound left turn at Hays Street and Water Street.

The trips along Jefferson Street attempting to travel southbound on Hays Street (e.g. eastbound right, westbound left, and southbound thru) have been split equally between Francisco Lemos Street and Quinlan Street to ultimately get back to Hays Street at Water Street.

Hays Street and SH 27

Existing trips at the southbound approach to this intersection have been reallocated to the intersection of Hays Street and Jefferson Street. For example, in the existing AM Peak Hour condition, there are 25, 8, and 17 vehicles performing a right, thru, and left turn, respectively, at Hays Street and SH 27. Those traffic volumes have been split between performing a southbound left or right at Hays Street and Jefferson Street.

The trip along SH 27 attempting to travel northbound on Hays Street (e.g. eastbound left, westbound right, and northbound thru) have been split equally between Francisco Lemos Street and Quinlan Street to ultimately get back to Hays Street at Jefferson Street.

As previously stated, this redistribution of traffic is very detailed and complex in nature. To assist in the review of the assumption that have been made, we have included the electronic copy of the distribution analysis.

Overall Distribution

The trip distribution for the site was evaluated utilizing the existing traffic counts as well as applying engineering judgment for projected traffic patterns with regards to where the origin and destinations of the traffic accessing the site. Since the site is currently fully developed with the HEB Store, the existing traffic distribution calculated from the traffic data collected in the field was applied to this analysis. **Table 3** below provides a summary of the bi-directional trip distribution to and from the development.

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

Table 3 Overall Directional Distribution of Site Traffic

Direction (To & From)	% of Site Traffic
West SH 27 (Main Street)	30%
East SH 27 (Main Street)	20%
North Francisco Lemos Street	5%
South Francisco Lemos Street	5%
East Jefferson Street	5%
North Hays Street	5%
West Water Street	15%
East Water Street	15%

Detailed distribution map can also be seen in the Appendix of this report as *Exhibit 6*.

3.4 SITE TRAFFIC VOLUMES

Once the analyses of the overall distribution were completed and established, the site-specific trip assignment was then evaluated to understand the most likely path for people entering and existing the redeveloped site taking into account the proposed signalized intersection of SH 27 and Driveway A. The proposed driveways can be seen on the Conceptual Site Plan as *Exhibit 2*. Please note the alley way that ties into Francisco Lemos Street which is outside of the HEB property boundaries will remain after the redevelopment of the site. This alley way is approximately 12 feet wide cannot accommodate two-way traffic. For the purposes of this analysis and given the unsafe condition of this alley way, we did not feel it would appropriate to assign site trips to this alley to access the HEB. The various site driveway assignments can be seen in the electronic copy of the distribution analysis. The table below summarizes the assigned to each driveway for the AM and PM Peak Hours:

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

Table 4 Site Driveway Trip Assignments (AM Peak Hour, Percentages)

Direction (To/From)	Drwy A		Drwy B		Drwy C		Drwy D		Drwy E	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
West SH 27 (Main Street)	80%	50%	10%	50%	-	-	-	-	10%	-
East SH 27 (Main Street)	50%	90%	40%	10%	-	-	-	-	10%	-
North Francisco Lemos Street	-	-	-	-	50%	50%	40%	50%	10%	-
South Francisco Lemos Street	85%	50%	10%	50%	-	-	-	-	5%	-
East Jefferson Street	-	-	-	-	50%	50%	40%	50%	10%	-
North Hays Street	-	-	-	-	50%	50%	40%	50%	10%	-
West Water Street	80%	50%	10%	50%	-	-	-	-	10%	-
East Water Street	70%	90%	20%	10%	-	-	-	-	10%	-

Table 5 Site Driveway Trip Assignments (AM Peak Hour, Volumes)

Direction (To/From)	Drwy A		Drwy B		Drwy C		Drwy D		Drwy E	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
West SH 27 (Main Street)	16	10	2	10	-	-	-	-	2	-
East SH 27 (Main Street)	7	12	5	1	-	-	-	-	1	-
North Francisco Lemos Street	-	-	-	-	2	2	1	2	0	-
South Francisco Lemos Street	3	2	0	2	-	-	-	-	0	-
East Jefferson Street	-	-	-	-	2	2	1	2	0	-
North Hays Street	-	-	-	-	2	2	1	2	0	-
West Water Street	8	5	1	5	-	-	-	-	1	-
East Water Street	7	9	2	1	-	-	-	-	1	-

HEB KERRVILLE 1

Projected Site and Future Build Traffic
November 28, 2018

Table 6 Site Driveway Trip Assignments (PM Peak Hour, Percentages)

Direction (To/From)	Drwy A		Drwy B		Drwy C		Drwy D		Drwy E	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
West SH 27 (Main Street)	80%	50%	10%	50%	-	-	-	-	10%	-
East SH 27 (Main Street)	50%	90%	40%	10%	-	-	-	-	10%	-
North Francisco Lemos Street	-	-	-	-	50%	50%	40%	50%	10%	-
South Francisco Lemos Street	85%	50%	10%	50%	-	-	-	-	5%	-
East Jefferson Street	-	-	-	-	50%	50%	40%	50%	10%	-
North Hays Street	-	-	-	-	50%	50%	40%	50%	10%	-
West Water Street	80%	50%	10%	50%	-	-	-	-	10%	-
East Water Street	70%	90%	20%	10%	-	-	-	-	10%	-

Table 7 Site Driveway Trip Assignments (PM Peak Hour, Volumes)

Direction (To/From)	Drwy A		Drwy B		Drwy C		Drwy D		Drwy E	
	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
West SH 27 (Main Street)	17	11	2	11					2	
East SH 27 (Main Street)	7	13	6	1					1	
North Francisco Lemos Street					2	2	1	2	0	
South Francisco Lemos Street	3	2	0	2					0	
East Jefferson Street					2	2	1	2	0	
North Hays Street					2	2	1	2	0	
West Water Street	8	5	1	5					1	
East Water Street	7	10	2	1					1	

4.0 REFERENCES

1. "Austin." 30°03'05.04" N and 99°08'38.37" W. **Google Earth**. November 29, 2016. November 20, 2018.
2. Trafficware, LLC. Synchro®10 plus SimTraffic®. Version 10.1, build 2, revision 20 (10.1.2.20) Sugar Land, Texas.
3. Trafficware, LLC. TripGen®10. Version 10.1, build 2, revision 20 (10.1.2.20)
4. HCM 2010 : Highway Capacity Manual. Washington, D.C.: Transportation Research Board, 2010. Print.
5. Trip Generation Manual 9th Edition Desk Reference. Institute of Transportation Engineers, Washington, D.C. 2015.
6. Trip Generation Handbook, 2nd Edition. A Recommended Practice of the Institute of Transportation Engineers. Institute of Transportation Engineers, Washington, D.C., 2015.

Appendix A

A.1 TIA SCOPING DOCUMENT

A.2 CONCEPTUAL SITE PLAN

A.3 TURNING MOVEMENT COUNTS/SIGNAL TIMING WORKSHEETS

A.1 TIA SCOPING DOCUMENT

TXDOT Meeting

Kerrville #1 / 222310812

Date/Time: September 19, 2018 / 2:00 PM
Place: TXDOT Office, Kerrville
Next Meeting: TBD
Attendees: TXDOT – Dale Picha, Marshall Heap
City – EA Hoppe, Kyle Burow, Stuart Barron, Rebecca Pacini
Stantec – Mark Johnson
BOE – Bobak Tehrany
Distribution: Meeting attendees and HEB

Notes:

- Access
 - Driveway throat at main drive needs to be extended.
 - Spacing of driveways appears to be appropriate based on speed limit and access management guidelines.
 - Overall benefit is recognized in the reduction of total number of driveways with proposed project.
 - There is a perception that local traffic uses Water Street heading west then turns north on Hays to get to the current store. Need to understand how this traffic will be accommodated with relocated signal.
 - There are concerns about the appropriate location for a relocated traffic signal and how it works with the dealership to the south. HEB's preference would be to align with the dealership's eastern most driveway that aligns with their used car sales lot. The dealership's service traffic is being directed to use Water Street.
 - City will approach Crenwelge Car Dealership at the appropriate time to coordinate traffic signal relocation.
 - Concerns were raised about handling pedestrian traffic crossing main that are currently using the Hays Street crosswalk.
 - Concerns were raised about access to the pharmacy drive thru. Specifically customers that are parked in front of the store having to exit onto Jefferson then "uturn" into the drive thru lane.
- TIA scoping – refer to separate email from Bobak Tehrany dated 9/23/18.
- Drainage – we generally reviewed the challenge of dealing with run off down Hays Street. An underground system will be extended from the TXDOT system that is at Hays and Main around the back of the store north to the intersection of Hays and Jefferson. This underground system will match



September 19, 2018

TXDOT Meeting
Page 2 of 2

the existing capacity. For extreme event overflow, the rear service drive will be designed to convey overflow that would flow in Hays Street today.

- ROW – received email after meeting about possible ROW dedication along Main. This is an open issue that the City needs to confirm.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Services Inc.

Mark Johnson credentials

Principal

Phone: (210) 525-9090

Fax: (210) 525-0529

Mark.Johnson@stantec.com

Attachment: BOE email 9/23/18

Johnson, Mark

From: Bobak J. Tehrany <bobak@bo-engineering.com>
Sent: Friday, September 21, 2018 6:30 PM
To: Dale Picha; Marshall Heap II; Kyle.Burow@kerrvilletx.gov; EA Hoppe; Stuart Barron
Cc: Johnson, Mark
Subject: HEB Kerrville #1 - Traffic Study Scope
Attachments: Site Location Map v1.pdf

Hi Everyone,

Thanks again for taking the time to sit down with us on this project. I just wanted to get confirmation on the traffic study that I will be performing so I can make sure I'm capturing the right data in the field. I've attached a PDF that shows the various locations and list below is a summary.

Turning Movement Counts (AM/PM Peak Hour)

- A – Francisco Lemos St and SH 27
- B – Francisco Lemos St and Alley Way
- C – Francisco Lemos St and Jefferson St
- D – Hays St and Water St
- E – Hays St and SH 27
- F – Hay St and Jefferson St

24-Hr Bi Directional Counts

- Hays St and SH 27, all four approaches
- SH 27, just north of Driveway B

I will performing a typical Traffic Impact Analysis (TIA) as well as performing a signal warrant analysis for a new location. While that exact location may be up in the air, kind of 😊, the signal warrant will be generally discussed for a HEB Driveway and SH 27. Regardless of which driveway that it is aligned with across the street, the HEB Driveway will be the driving leg (minor approach) for the purposes of performing the signal warrant analysis. We will utilize ITE Trip Gen Manual 9th Edition per direction from TxDOT. The TIA will evaluate the following conditions:

- Existing
- Future, no redevelopment
- Future, with redevelopment

Can you please confirm this TIA Scope is accurate so I can proceed? Please forward/add anyone to this email that was left off. Not intentional. I just replied all to the meeting invite. I appreciate your help and looking forward to working with everyone on this project.

Have a great weekend,

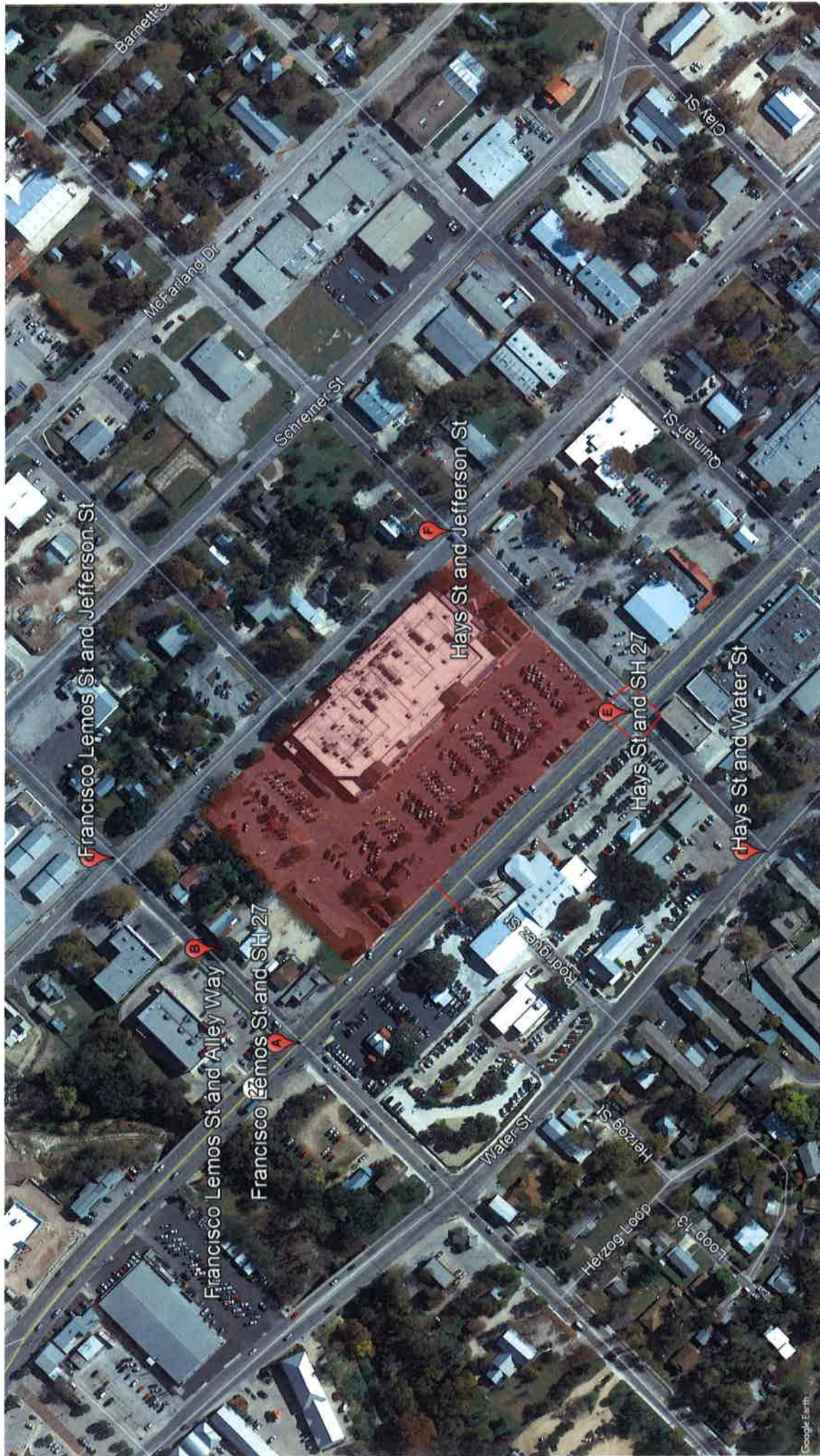
Bobak

Bobak J. Tehrany, P.E., PTOE

President

BOE Consulting Services, LLC

9901 Brodie Lane 160-303 | Austin, TX 78748



A.2 CONCEPTUAL SITE PLAN

DRWY C - Full Purpose

DRWY D - Full Purpose

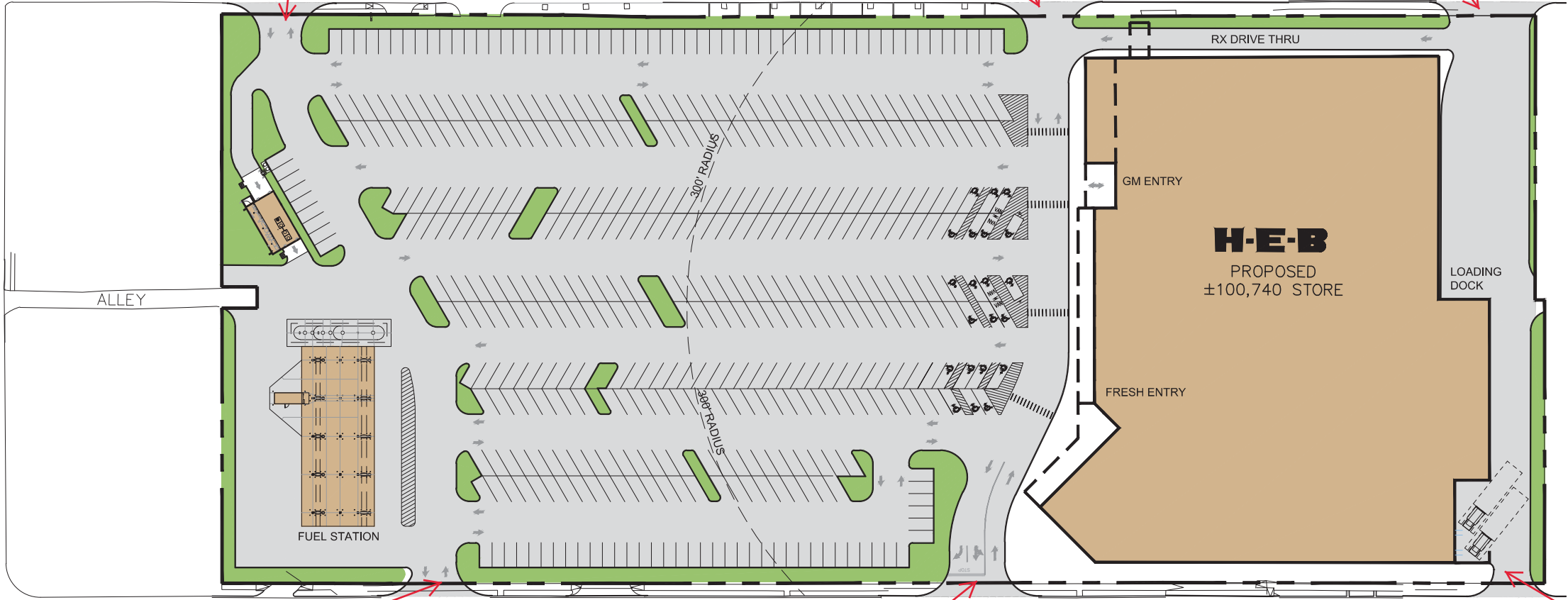
DRWY E - Ingress Only, Pharmacy Drwy



Schematic Site Plan



CONFIDENTIAL



DRWY B - Full Purpose

DRWY A - Future Signalized Intersection

DRWY F - Truck Access Only

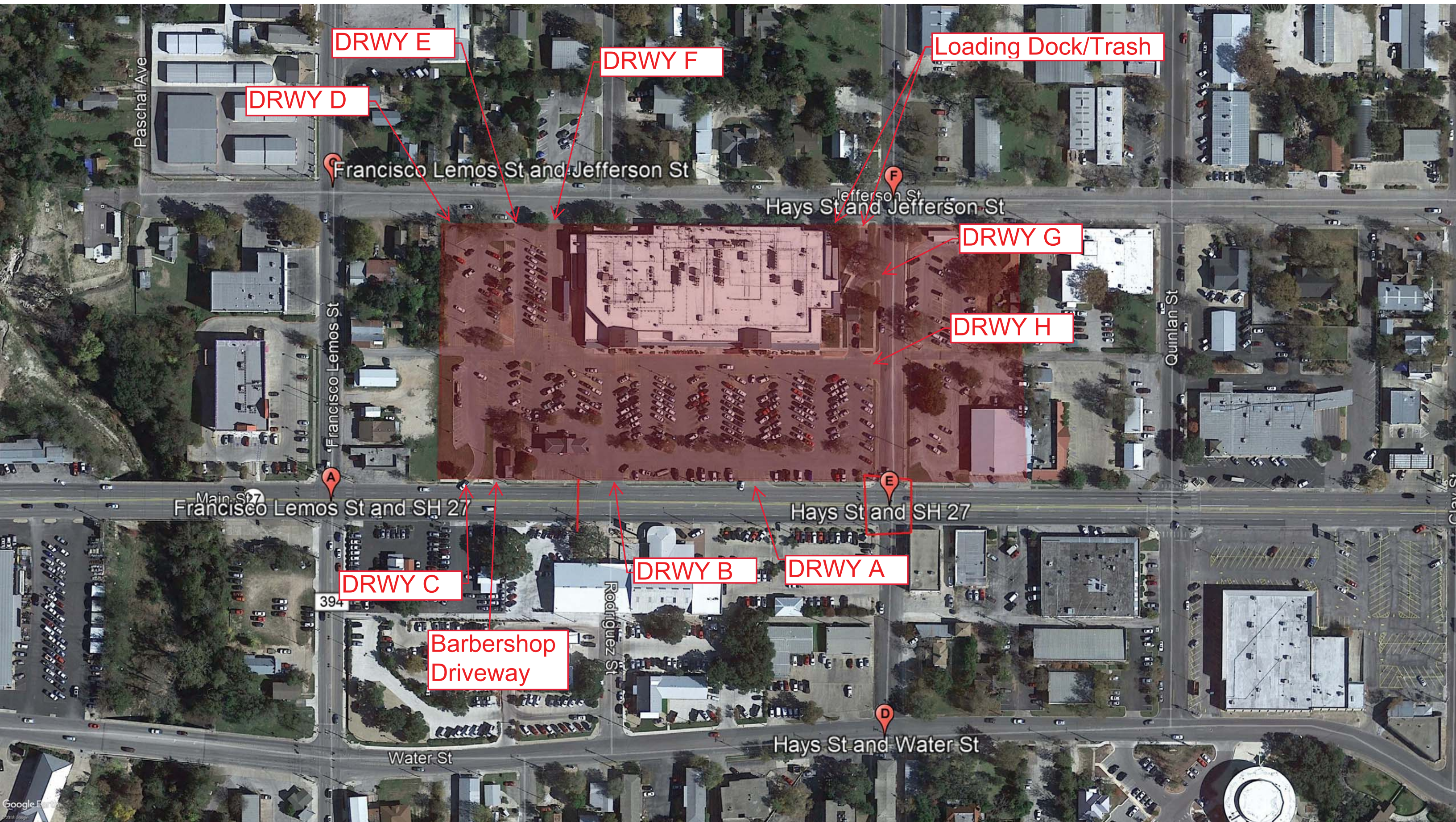
	Signature	Date
Real Estate		
Shopping Center Development		
Petroleum Marketing		
Engineering		
Design Team		
 Todd Piland		Date:

Parking Summary	
PROPOSED HEB SITE:	9.27 ACRES
PROPOSED HEB BUILDING AREA:	100,740 SF
PARKING WITHIN 300':	220
PARTNER PARKING:	48
TOTAL PARKING:	510 (1:196)
COUNT REQUIRED FOR 1:175	571 (-61)
COUNT REQUIRED FOR 1:200	500 (+10)
COUNT REQUIRED BY CODE	333 (1:300)

Land Use Summary		
HEB AREA:		8.695 AC
FUEL STATION AREA:		0.575 AC
Cart Corral Requirements		
STORES UNDER 75K SF	SAFD	HFD
STORES BETWEEN 75K-105K SF	30	35
PLUS STORES	35	40

Legend	
	HEB Store
	Fuel Station
	Carwash
	Landscape area
	Pavement Area
	Proposed Sidewalk

A.3 TURNING MOVEMENT COUNTS/SIGNAL TIMING WORKSHEETS



DRWY E

DRWY F

Loading Dock/Trash

DRWY D

Francisco Lemos St and Jefferson St

Hays St and Jefferson St

DRWY G

DRWY H

Francisco Lemos St

Quinlan St

Main St
Francisco Lemos St and SH 27

Hays St and SH 27

DRWY C

DRWY B

DRWY A

Barbershop
Driveway

Water St

Hays St and Water St

HEB Kerrville #1
Growth Rate Calculations

SH 27 (Main Street) between Francisco Lemos Street and Hays Street	
Year	24 Hour Volume
2017	15,009
2037	18,620
Growth Rate	1.20%

*Source: TxDOT Statewide Planning Map



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

SUBJECT: Ordinance No. 2019-02 amending the City's "Zoning Code" by changing the Zoning District for an approximate 6.790 acres, consisting of Lots 1 and 2, H.E.B. Addition and portions of Lots 300-302 and Lots 348-349, Block 48 of the Schreiner 2nd Addition, both subdivisions within the City of Kerrville, Kerr County, Texas; and more commonly known as the property located at 300 Main Street (State Hwy. 27); by removing the property from the 11-C Zoning District and placing it within the Central Business Zoning District (CBD); 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.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 12/5/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Ordinance No. 2019-02

Expenditure Required:	Current 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: ☒	No: ☒
Key Priority Area	D - Downtown Revitalization	
Guiding Principle	D7 – Encourage reinvestment in downtown businesses by identifying and addressing regulatory hurdles and providing incentives to attract development consistent with the community's vision	
Action Item	Revise zoning district regulations...to regulate uses, etc.	

SUMMARY STATEMENT:

The requested zoning change is necessary for planned improvements to the current store, H-E-B #1, at 300 Main Street. H-E-B proposes to construct a new store east of the existing store that is currently zoned CBD. The proposed zoning change is to have only one zoning district rather than have split zoning with two different districts.

Staff Analysis

Consistency with the Kerrville 2050 Comprehensive Plan: The request is consistent with the Kerrville 2050 Comprehensive Plan. The subject property is located within Strategic Catalyst Area 1 which comprises the downtown core and central business district. *“There should be a strong focus on redevelopment and catalyzing a renewed public interest in the area.”*

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: 11-C

Existing Land Uses: Supermarket, gas station, and barber shop

Direction: Northwest

Current Zoning: 11-C

Existing Land Uses: Vacant retail structures and Retail

Direction: Northeast

Current Zoning: 11-C

Existing Land Uses: Single Family Detached Dwellings, Professional Office, Parking Lot, and Personal Services

Direction: Southeast

Current Zoning: Central Business District (CBD)

Existing Land Uses: Parking lot and Vacant retail structure

Direction: Southwest

Current Zoning: 11-C

Existing Land Uses: Vehicle Sales/Services New and Used

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the 11-C and CBD zoning districts are indicated by the letters "P" and "C," respectively, in the following tables:

11-C DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Bed and Breakfast	P
Business Services I	P
Business Services II	P
Cocktail Lounge	C
Detention Facilities	C
Dwelling, Single Family, Detached	C
Dwelling, Multiple Family	P
Dwelling, Single Family with Apartment	C
Education, Secondary and College	C
Education, Primary	C

Funeral Services	P
Life Care Development	C
Manufacturing, Custom	P
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 - II	C
Retail Trade - Limited	P
Tourist/Visitor & Recreation Service	P
Transportation Terminal (Bus/Aviation)	C
Vehicle Maintenance and Repair	C
Vehicle Sales/Service Used	C
Vehicle Sales/Service - New	P

CBD DISTRICT PERMITTED & CONDITIONAL USE TABLE	
Printing	P
Quick Printing	P
New Car Dealers	C
Used Car Dealers	C
Automotive Parts, Accessories, and Tire Stores (Retail Only)	P
Furniture and Home Furnishings Stores	P
Electronics and Appliance Stores	P
Nursery, Garden Stores	P
Hardware Stores	P
Food and Beverage Stores	P
Health and Personal Care Stores	P
Gasoline Stations (w/Dev. Stnds.)	C
Gasoline Stations with Convenience Stores (w/Dev. Stnds.)	C
Clothing and Clothing Accessories Stores	P
Jewelry , Luggage and Leather Goods Store	P
Sporting Goods, Hobby, Book, and Music Stores	P
General Merchandise Stores	P
Miscellaneous Store Retailers	P
Used Merchandise Stores (w/o Drop-off)	P
Non-store Retailers	C
Scenic and Sightseeing Transportation	P
Postal Service	P
Couriers and Messengers (Retail and Drop- off Only)	P
Publishing Industries (except Internet)	C
Motion Picture and Sound Recording Industries	P
Motion Picture Theaters (except Drive-Ins)	P

Broadcasting (except Internet) - (w/o towers)	P
Telecommunications (w/o towers)	P
Data Processing, Hosting and Related Services	P
Other Information Services	P
Monetary Authorities-Central Bank	P
Credit Intermediation and Related Activities	P
All Other Non-depository Credit Intermediation (Pawnshops)	P
Securities, Commodity Contracts, and Other Financial Investments and Related Activities	P
Insurance Carriers and Related Activities	P
Agencies, Brokerages, and Other Insurance Related Activities	P
Funds, Trusts, and Other Financial Vehicles	P
Real Estate	P
Lessors of Nonresidential Buildings (except Mini-warehouses)	P
Passenger Car Rental and Leasing	C
Consumer Electronics and Appliances Rental	P
Formal Wear and Costume Rental	P
Video Tape and Disc Rental	P
Other Consumer Goods Rental	P
General Rental Centers	C
Office Machinery and Equipment Rental and Leasing	P
Professional, Scientific, and Technical Services	P
Other Specialized Design Services	P
Veterinary Services (w/o kennels)	C
Management of Companies and Enterprises	P
Administrative and Support Services	P
Business Service Center	P
Elementary and Secondary Schools	P
Junior Colleges	P
Colleges, Universities and Professional Schools	P
Business Schools and Computer and Management Training	P
Technical and Trade Schools (Classroom Only)	P
Other Schools and Instruction (Classroom Only)	P
Educational Support Services	P
Ambulatory Health Care Services	P
Offices of Physicians	P
Offices of Dentists	P
Offices of Other Health Practitioners	P
Outpatient Care Centers	P
Other Outpatient Care Centers	P
Medical and Diagnostic Laboratories	P
Home Health Care Services	P
Other Ambulatory Health Care Services (except air ambulance)	P
All Other Ambulatory Health Care Services	P
Hospitals	C
General Medical and Surgical Hospitals	C

Psychiatric and Substance Abuse Hospitals	C
Specialty (except Psychiatric and Substance Abuse) Hospitals	C
Nursing Care Facilities	P
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	C
Community Care Facilities for the Elderly (w/o Nursing Care)	P
Other Residential Care Facilities	P
Social Assistance (Office only)	P
Individual and Family Services	P
Community Food and Housing, and Emergency and Other Relief Services	P
Vocational Rehabilitation Services	P
Child Day Care Services (Includes Adult)	P
Performing Arts, Spectator Sports, and Related Industries (except spectator sports)	P
Performing Arts Companies	P
Spectator Sports	C
Promoters of Performing Arts, Sports, and Similar Events	P
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	P
Independent Artists, Writers, and Performers	P
Museums, Historical Sites, and Similar Institutions (w/o Zoos)	P
Amusement, Gambling, and Recreation Industries	C
Hotel/Motel	P
Bed-and-Breakfast Inns	P
Food Services and Drinking Places	P
Limited - Services Eating Places (w/Dev. Stnds.)	P
Mobile Food Services	P
Automotive Repair and Maintenance	C
Automotive Oil Change and Lubrication Shops	C
Car Washes	C
Electronic and Precision Equipment Repair and Maintenance (Minor)	P
Personal and Household Goods - Repair and Maintenance	P
Personal Care Services	P
Death Care Services	P
Coin-Operated Laundries and Drycleaners	P
Other Personal Services	P
Pet Care Services (except veterinary/kennels)	P
Parking Lots and Garages (by fee)	P
Religious, Grant-making, Civic, Professional, and Similar Organizations	P
Religious Organizations	P
Grant-making and Giving Services	P
Social Advocacy Organizations	P
Civic and Social Organizations	P
Business, Professional, Labor, Political, and Similar Organizations	P
Private Households	P
Executive, Legislative, and Other General Government Support	P

Justice, Public Order, and Safety Activities	P
Administration of Human Resource Programs	P
Administration of Environmental Quality Programs	P
Administration of Housing Programs, Urban Planning, and Community Development	P
Administration of Economic Programs	P
Space Research and Technology	C
National Security and International Affairs	C
Single Family	P
Duplex	P
Multi-Family	P
Upper Story Residential (Loft Apartments)	P
Accessory Uses & Structures	P

Thoroughfare Plan: Main Street 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. Hays Street, Jefferson Street, and Francisco Lemos, are not designated on the Thoroughfare Plan.

Traffic Impact: To be determined

Parking: To be determined

RECOMMENDED ACTION:

Approve Ordinance No. 2019-02 as presented on second reading.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-02**

AN ORDINANCE AMENDING THE CITY'S "ZONING CODE" BY CHANGING THE ZONING DISTRICT FOR AN APPROXIMATE 6.790 ACRES, CONSISTING OF LOTS 1 AND 2, H.E.B. ADDITION AND PORTIONS OF LOTS 300-302 AND LOTS 348-349, BLOCK 48 OF THE SCHREINER 2ND ADDITION, BOTH SUBDIVISIONS WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; AND MORE COMMONLY KNOWN AS THE PROPERTY LOCATED AT 300 MAIN STREET (STATE HWY. 27); BY REMOVING THE PROPERTY FROM THE 11-C ZONING DISTRICT AND PLACING IT WITHIN THE CENTRAL BUSINESS ZONING DISTRICT (CBD); 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 January 8, 2018, 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 300 Main Street, and between the intersections of Main Street and Hays Street and Main Street and Francisco Lemos Street; such change to result in the removal of the property from the 11-C Zoning District to placement within the Central Business Zoning District (CBD); and

WHEREAS, such public hearing was held in the Council Chambers beginning at approximately 6:00 p.m. on January 8, 2018, 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 Central Business Zoning District (CBD);

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 300 Main Street is changed from the 11-C Zoning District to the Central Business Zoning District (CBD):

Being 6.790 acres situated in the city of Kerrville, Kerr County, Texas, and consisting of Lots 1 and 2, Block 1, H.E.B. Addition according to the plat thereof recorded in Volume 6, Page 120 of the Plat Records of Kerr County, Texas, together with portions of Lots 300 thru 302 and Lots 348-349, Block 48 of the Schreiner 2nd Addition, as conveyed to CC Butt Grocery Company in the following deeds of record of the Official Public Records of Kerr County, Texas: Volume 13, Page 206; Volume 13, Page 8553; Volume 883, Page 479; Volume 883, Page 667; and Volume 886, Page 120; said 6.790 acres being more particularly described and depicted at Exhibits A and B, attached hereto and made a part hereof for all purposes.

SECTION TWO. The change to and application of the Central Business Zoning District as provided in Section One, above, shall also apply to Hays Street and its right-of-way, as the City is vacating, abandoning, closing, and quitclaiming its rights in such interest pursuant to a separate ordinance.

SECTION THREE. 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 FOUR. 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 FIVE. 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 SIX. 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 SEVEN. 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 EIGHT. 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.

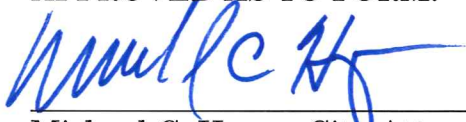
PASSED AND APPROVED ON SECOND AND FINAL READING, this the ____ of _____, A.D., 2019.

Bill Blackburn, Mayor

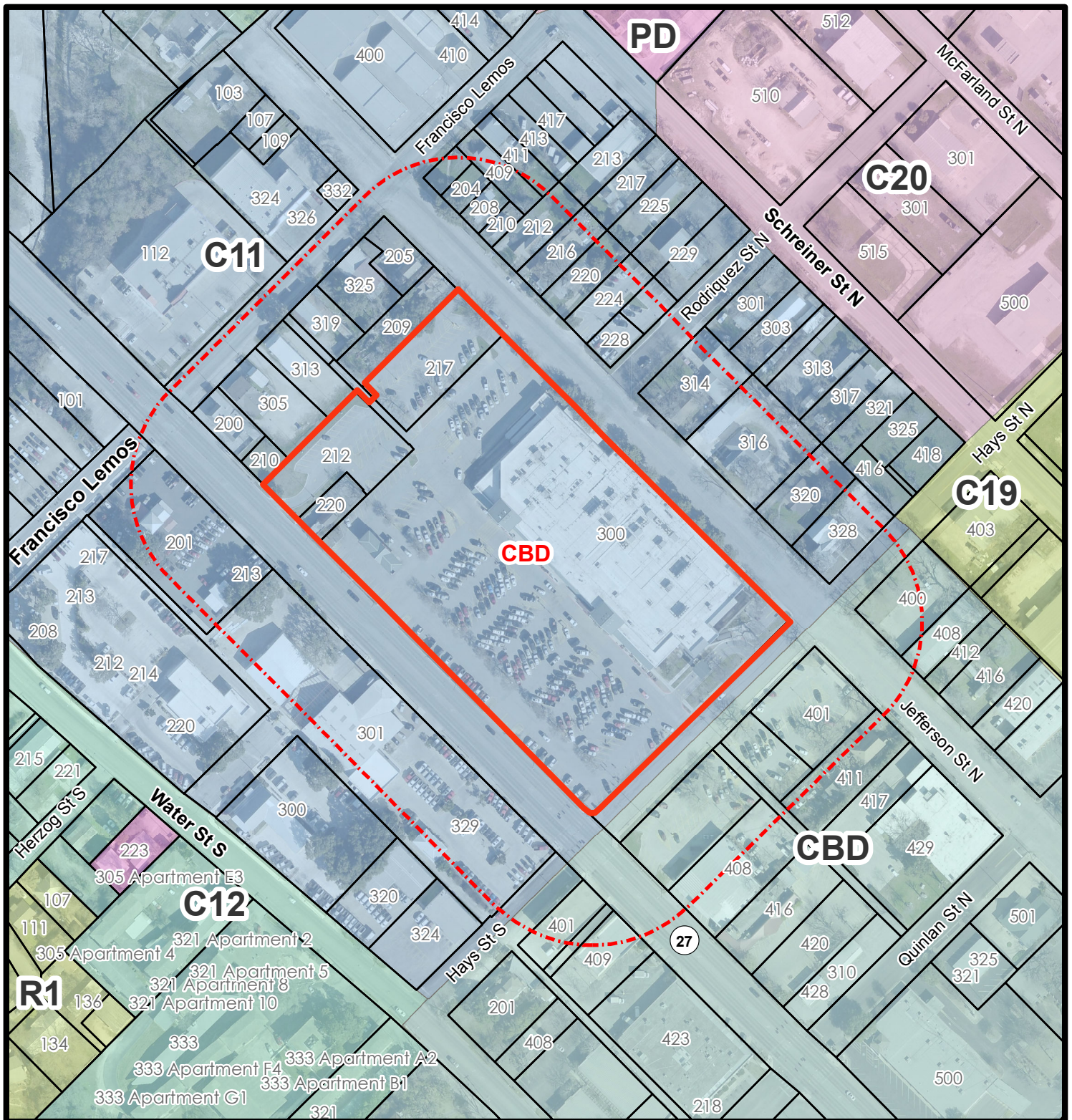
ATTEST:

Cheryl Brown, Interim City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney



Location Map

Case # 2018-073

Location:
212, 220, and 300 Main Street
and 217 Jefferson Street

Legend

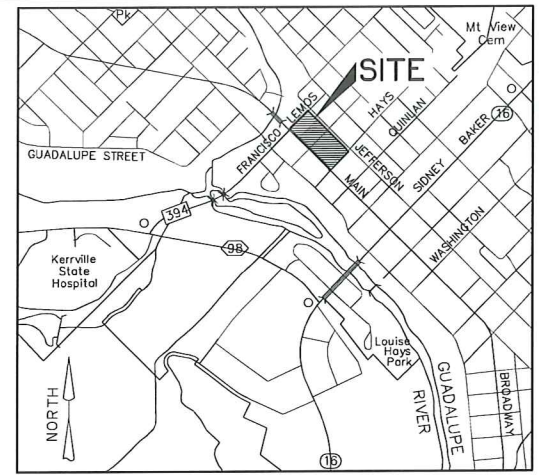
200' Notification Area - - - - -
 Subject Properties —————
 Current Zoning **TEXT**
 Requested Zoning **(TEXT)**



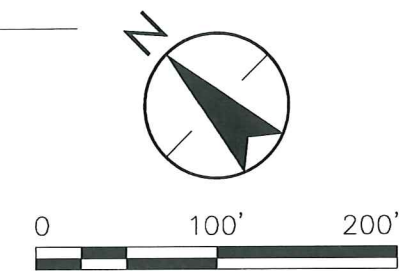
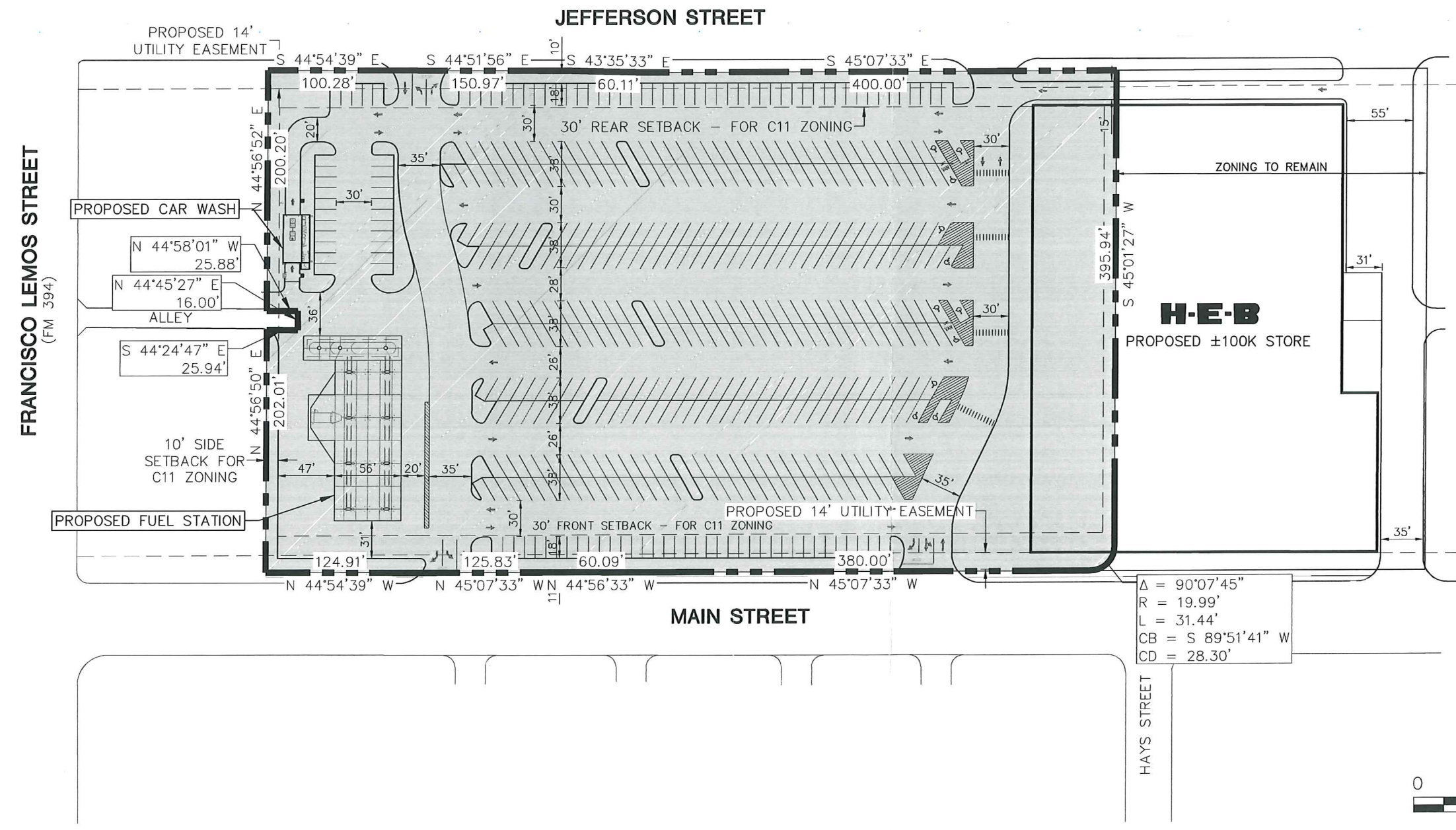
0 90 180 360
 Scale In Feet

NOTE:
THERE ARE NO PROPERTIES WITHIN
1000' WITH A SIMILAR USE

AREA TO BE REZONED



VICINITY MAP
KERRVILLE, TEXAS
N.T.S.



V:\2223\active\222310812\civil\drawing\exhibits\222310812EXH10_Zoning.dwg
2018/09/24 10:09 AM By: Remenschneider, Kyle



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

SUBJECT: Ordinance No. 2019-01 creating a "Planned Development District" for Professional Office, Retail Trade I, and Warehousing and Distribution uses on an approximately 4.27 acre tract of land, out of the Patrick Fleming Survey No. 666, Abstract 145, within the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive; adopting a concept plan and conditions related to the development of said District; containing a cumulative clause; containing a savings and severability clause; establishing a penalty or fine not to exceed \$2,000 for each day of violation of any provision hereof; ordering publication; and providing other matters relating to the subject.

AGENDA DATE OF: 1/22/2019 **DATE SUBMITTED:** 12/19/2018

SUBMITTED BY: Drew Paxton

EXHIBITS: Site Plan, Map, Ordinance

Expenditure Required:	Current 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: ☐	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 for a zoning change from Gateway District, "GTW," to Planned Development District, "PDD," on approximately 4.27 acres of land out of the Patrick Fleming Survey No. 666, Abstract 145 in the City of Kerrville, Kerr County, Texas, more commonly known as 318 Leslie Drive. (File No. 2018-081)

The change in zoning is being sought in order to establish a Planned Development District with the following uses: Professional Office, Retail Trade I, and Warehousing & Distribution.

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. However, the Kerrville 2050 Plan did not specifically address this area as it lies outside of the Catalyst Area # 6. Throughout the public involvement during the creation

of the Kerrville 2050 Plan, the focus was on specific catalyst areas across the City of Kerrville, with an emphasis on re-investment and in-fill projects such as this. This area, as well as a handful of other areas around town, were not specifically reviewed or changed from the previous land use plan, as established with the 2002 Comprehensive Plan. The existing surrounding area includes few single family homes and a large variety of non-residential uses: multiple construction contractor's offices and yards, septic service company, mini-warehouses, and a taxi and limousine service. The current zoning is Gateway District, which is also not consistent with the Kerrville 2050 Plan (nor the previous comprehensive plan). Since the 2002 Comprehensive Plan, the 2008 Comprehensive Plan update, and the 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.

During the Planning and Zoning Commission public hearing, many of the adjacent property owners spoke in support of the zoning change. Furthermore, many of the adjacent property owners voice their opposition to additional single family homes in the area.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: Gateway (GTW)

Existing Land Uses: Vacant

Direction: North

Current Zoning: Gateway (GTW)

Existing Land Uses: Single Family Detached Dwelling and Construction Company

Direction: East

Current Zoning: Gateway (GTW)

Existing Land Uses: Commercial – Mini-Storage and Taxi and Limousine Company

Direction: South

Current Zoning: Gateway (GTW)

Existing Land Uses: Professional Office, Plumbing Company, and Vacant

Direction: West

Current Zoning: Residential Mix (RM)

Existing Land Uses: Single Family Dwellings, Manufactured homes, and vacant

The uses which are permitted as a matter of right or permitted upon issuance of a conditional use permit in the Gateway, "GTW," zoning districts 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

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 designated as a Local Roadway.

Traffic Impact: Truck traffic is anticipated especially to the proposed Warehousing and Distribution building on the property. Increased traffic is to be expected with the development of the site as with any new development.

Parking: 54 parking spaces are required to meet the parking requirements. 86 parking spaces are provided.

Recommendation

This zoning change request has come before the City during a “time of transition” as the City of Kerrville has adopted the new Comprehensive Plan, but is still in progress with a substantial zoning code review and update. The existing land uses, the current zoning

on these properties, and the zoning code are all slightly out of alignment. This may be corrected through a series of events; the approval of the zoning change request, the pending zoning code update, and a small area plan amendment to the Kerrville 2050 Plan.

Although the case does not explicitly align with the Kerrville 2050 Comprehensive Plan, the case is consistent with the adjacent area's existing land uses, supported by the adjacent property owners, and fits well with the proximity of Loop 534 and Interstate I-10.

Staff recommends approval of the zoning change.

RECOMMENDED ACTION:

Approve Ordinance No. 2019-01 as presented.

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2019-01**

AN ORDINANCE CREATING A “PLANNED DEVELOPMENT DISTRICT” FOR PROFESSIONAL OFFICE, RETAIL TRADE I, AND WAREHOUSING AND DISTRIBUTION USES ON AN APPROXIMATELY 4.27 ACRE TRACT OF LAND, OUT OF THE PATRICK FLEMING SURVEY NO. 666, ABSTRACT 145, WITHIN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, MORE COMMONLY KNOWN AS 318 LESLIE DRIVE; ADOPTING A CONCEPT PLAN AND CONDITIONS RELATED TO THE DEVELOPMENT OF SAID DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; ESTABLISHING A PENALTY OR FINE NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; ORDERING PUBLICATION; AND PROVIDING OTHER MATTERS RELATING TO THE SUBJECT

WHEREAS, the City Planning and Zoning Commission and the City Council, in compliance with the City Charter and the State law with reference to the creation of Planned Development Districts under Article 11-I-15 of the Zoning Code of the City of Kerrville, Texas, and amending the official zoning map adopted thereby, have given the requisite notices by United States mail, publication, and otherwise; and after holding due hearings and affording a full and fair hearing to all of the property owners generally, and particularly to those interested persons situated in the affected area and in the vicinity thereof, the City Council of the City of Kerrville, Texas, finds that the health, safety, and general welfare will be best served by the creation of a Planned Development District for Professional Office, Retail Trade I, and Warehousing and Distribution purposes, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

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

SECTION ONE. The property described in **Exhibit A** (the “Property”) is removed from Gateway (Zoning) District (“GTW”) and placed within a newly created Planned Development District (“PDD”) for development and use as provided herein.

SECTION TWO. The Property may be developed and used but only in accordance with the following conditions:

- A. Permitted Uses:** The following uses shall be permitted within the Planned Development District subject to the conditions provided herein and the applicable regulations for each use as provided within the Zoning Code: Professional Office, Retail Trade I, and Warehousing and Distribution.

- B. Concept Plan:** The development and use of the Property shall be substantially in accordance with the Concept Plan attached as **Exhibit B**.
- C. Development Site Plan:** Prior to the City's acceptance of any civil construction or building plans, a Development Site Plan shall be submitted pursuant to City regulations.
- D. Setbacks and Height:** The Property shall be developed with the minimum setbacks from the Property lines and a maximum height in accordance with City regulations in effect at the time individual building permits are submitted to the City.
- E. Parking:** The design, number of parking spaces, and aisle dimensions must comply with the City regulations in effect at the time individual building permits are submitted to the City. All required parking spaces shall be constructed of asphalt or concrete and shall be marked and kept available for customers and employees.
- F. Parking Lot Lighting:** All outside pole lights shall be of a "shoe box" design and shall be located, shielded, and aimed in such a manner so as not to allow light to directly fall on adjacent roadways and/or properties.
- G. Parking Lot and Travel Lane Surface:** The vehicle and pedestrian traveling lanes and storage areas shall be asphalt, concrete, or such other surface in order to prevent mud, dirt, or other loose materials from being removed from the property and tracked onto the public rights-of-way by vehicles traveling from the property.
- H. Sidewalks:** The construction of sidewalks shall be required and constructed in accordance with City regulations in effect at the time building permits are submitted.
- I. Signage:** The design, installation, location, and maintenance of signs shall comply with City sign regulations existing at the time of permitting for the sign.
- J. Landscaping Regulations:** Landscaping shall be installed in accordance with the following:
1. Planting materials planted on the Property shall be from the list of recommended plants set forth in the most recent edition of

Recommended Plants for the Kerrville Area published by the City at the time of planting.

2. All landscaping shall be maintained in a healthy, growing condition.

K. Screening: Screening shall be required in accordance with City regulations in effect at the time individual building permits are submitted to the City.

L. Trash and Other Solid Waste: Solid waste collection bins and dumpsters shall be equipped with lids and screened with a gate with an opaque screen on one side and masonry material finished to look substantially like the adjacent building(s) on the remaining three sides.

M. Outdoor Storage and Display: The outdoor storage of any materials, supplies, inventory, and/or equipment, whether in cargo containers or similar containers or buildings, is prohibited.

N. Platting: The development of this property shall be subject to the City's Subdivision Regulations.

SECTION THREE. 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 FOUR. The provisions of this Ordinance are to be 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 hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FIVE. 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 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 SIX. 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 SEVEN. 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 EIGHT. 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 ____ day of _____, A.D., 2019.

Bill Blackburn, Mayor

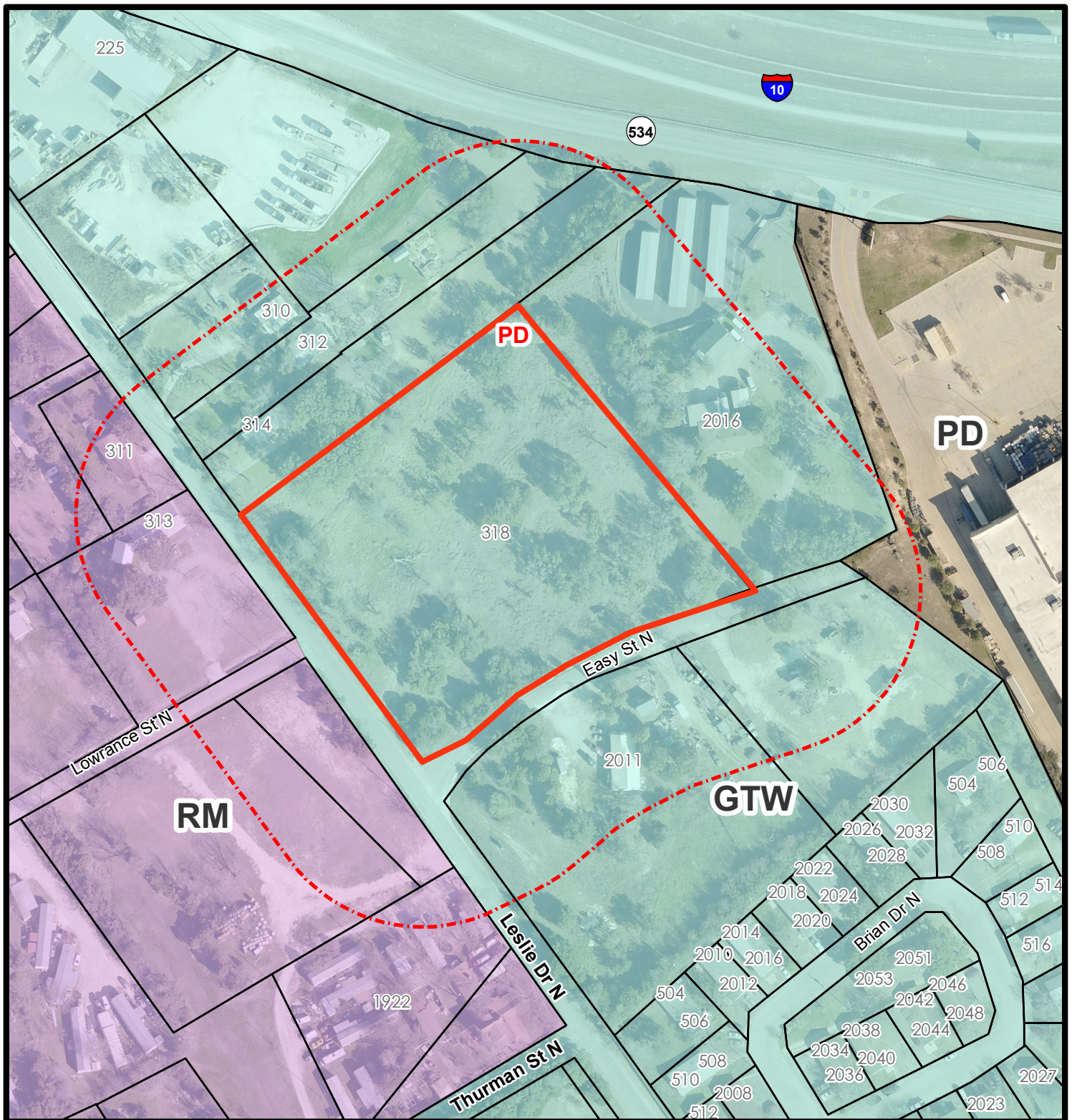
APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

ATTEST:

Cheryl Brown, Interim City Secretary



Location Map

Case # 2018-081

Location:

318 Leslie Drive

Legend

200' Notification Area

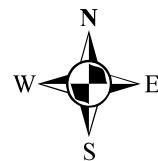
Subject Properties

Current Zoning

Requested Zoning

TEXT

(TEXT)

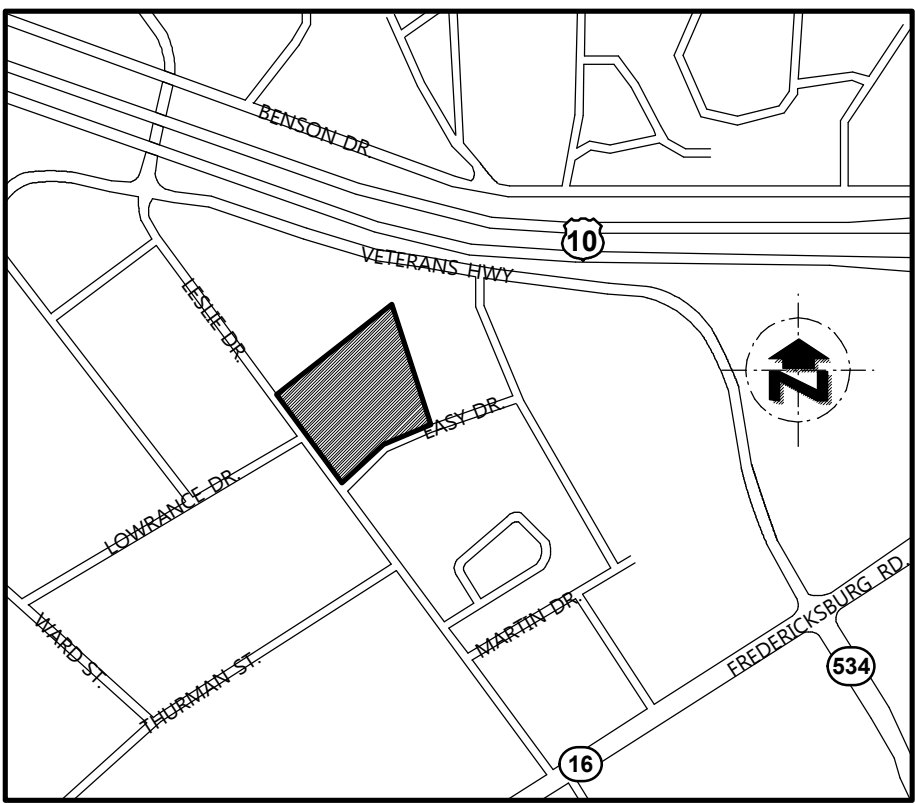


0 75 150 300

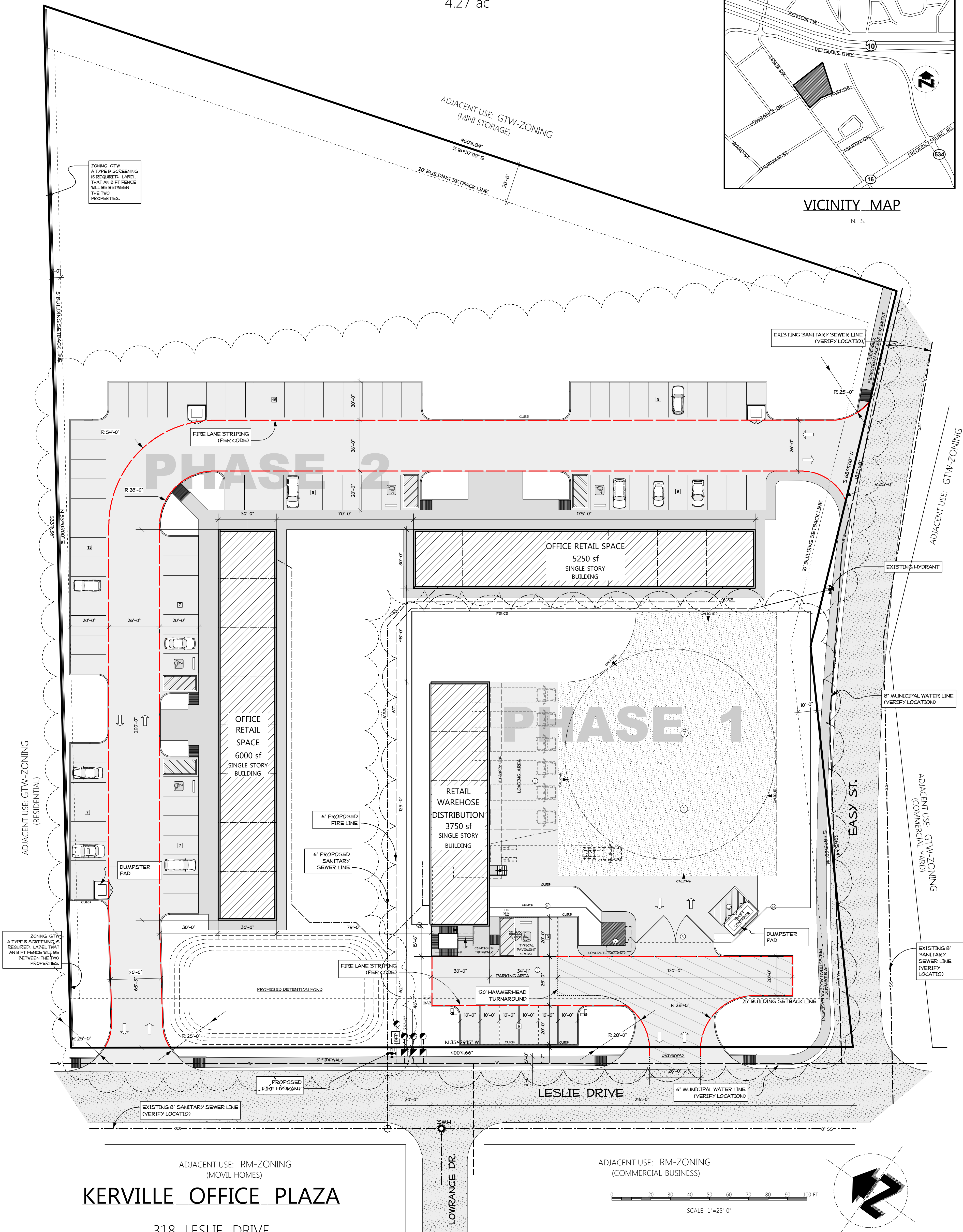
Scale In Feet

DEVELOPMENT SITE PLAN

Address: 318 Leslie Drive
Subdivision No.ABS A0145 Fleming Sur 666
KERRVILLE , TX.
4.27 ac



VICINITY MAP
N.T.S.



KERVILLE OFFICE PLAZA

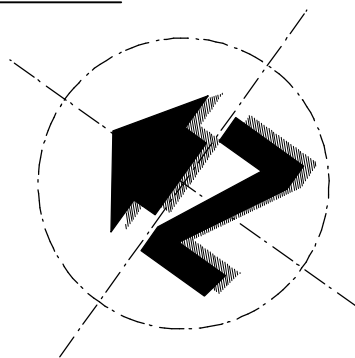
318 LESLIE DRIVE

	COCRETE CURB
	CONCRETE PAVING
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CALICHE BASE
	SANITARY SEWER LINE
	WATERLINE
	FENCE
	FIRE HYDRANT
	WATER METER
	EXISTING SANITARY MANHOLE
	WATER VALVE
	POWER POLE

PROJECT DATA	
SITE AREA	4.27 AC
TOTAL BUILDING AREA	15000 SF
OFFICE RETAIL SPACE	11250 SF
PARKING PROVIDED (1:148 sf)	76 SPACES
PARKING REQUIRED (1:250 sf)	45 SPACES
DISABLED PARKING	4 SPACES
RETAIL WAREHOUSE DISTRIBUTION	3750 SF
PARKING PROVIDED (1:333 sf)	9 SPACES
PARKING REQUIRED (1:1000 sf)	3 SPACES
DISABLED PARKING	1 SPACES
UNLOADING (DELIVERY TRUCK)	1 SPACE
LOADING (DISTRIBUTION TRUCK)	6 SPACES

ADJACENT USE: RM-ZONING
(COMMERCIAL BUSINESS)

0 20 30 40 50 60 70 80 90 100 FT
SCALE 1"=25'-0"



"CITY APPROVAL: This approval shall become void after three years from the date of approval unless a building permit or extension has been issued in accordance with The City of Kerrville Zoning Code, Article 11-1-15 II. G. While every effort has been made to make a complete and comprehensive review of the submitted plans, any omission and/or deletion in this plan does not relieve the contractors, architects, engineers, or other individuals involved in this project from their responsibility to fully comply with the applicable codes, regulations and ordinances. This development site plan has been approved on: _____ by _____
Rebecca Pacini, Chief Planning Official



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

SUBJECT: Authorize execution of a construction contract with J3 Company, LLC for the Aerial Pipe Bridge Infrastructure Removal project in the amount of \$285,900.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/15/2019

SUBMITTED BY: Kyle Burow
Director of Engineering

EXHIBITS: Infrastructure Removal Bid Documents_Received Bids

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$285,900	\$300,000	\$300,000	71-7100-2600
			Project: 71-19001

PAYMENT TO BE MADE TO: J3 Company, LLC
P.O. Box 129
Comfort, Texas 78013

Kerrville 2050 Item?	Yes: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

In October 2018, the City of Kerrville and surrounding areas experienced a flood event along the Guadalupe River and its tributaries creating damage to existing public facilities and infrastructure. Prior to the flood, the City of Kerrville had contracted for a construction project consisting of an aerial pipe bridge housing three newly installed pipe systems (one potable water, one reuse effluent, one for undetermined future use). As a result of the flood, the aerial pipe bridge and accessories were significantly damaged and need to be removed.

In December 2018, the City sought sealed proposals from qualified contractors to remove the infrastructure associated with the flood-damaged elements. The removal project scope consisted of the base bid, requiring the immediate removal of all above water level infrastructure to minimize future safety risks, and an alternate bid for the removal of all submerged infrastructure. Initial funding for the removal contract will be provided from the overall reuse storage and distribution project budget, while the City explores various additional funding sources that may be available to reimburse these project funds, such as disaster recovery grants, insurance, etc.

Four proposals were submitted for the infrastructure removal project, with J3 Company, LLC found to be the as the most qualified and lowest cost proposer. After evaluation, J3

Company, LLC was determined to meet the qualifications needed for the removal of the infrastructure and staff recommends awarding the base bid and the alternate bid for a total amount of \$285,900. Staff intends to explore various methods of removal of the submerged infrastructure elements (as outlined in the alternate bid) with the contractor prior to commencement of the alternate bid items to evaluate if any alternative methods and subsequent cost savings may be applicable.

RECOMMENDED ACTION:

Authorize execution of a construction contract with J3 Company, LLC.

Project Name : Infrastructure Removal

Engineering Number: PW#18-021

Bid Opening: January 8, 2019

[illegible]



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

SUBJECT: Financial update for the month ended December 31, 2018.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/18/2019

SUBMITTED BY: Amy Dozier, CFO

EXHIBITS: December 2018 financial summary
December 2018 financial presentation

Expenditure Required:	Current 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: ☐

No: ☒

Key Priority Area N/A

Guiding Principle N/A

Action Item N/A

SUMMARY STATEMENT:

General Fund

Year to date through December 31, 2018, the General Fund has recorded revenue of \$7.3 million compared to expense of \$6.8 million. Items to note for December include:

1. Property tax collections are lower than FY2018 and budget. Due to the 2018 tax law change many property owners chose to pay their tax in December 2017 rather than January 2018 so that they could itemize the deduction under the last year of the lower itemized deduction threshold. In addition, due to a technical issue at the County, a large electronic payment usually received in December was not received until January. The overall property tax collection rate has been very stable for many years, so this appears to be a timing issue only.
2. December sales tax is up over 17% due primarily to a prepayment by a large retailer and a prior period payment from a utility. After adjusting for the one-time activity, sales tax for the month is up 5.6% led by increases in food services, construction and retail.

Water Fund

Year to date through December 31, 2018, the Water Fund received revenues of \$2.7 million compared to expenditures of \$3.0 million. Notable activity includes:

1. Water and reuse sales are lower than budget and FY2018 due to record rainfall amounts in October 2018. Water sales are very volatile and highly weather dependent, so it is possible that dry conditions later in the year could offset extremely wet conditions this fall. However, we are proactively monitoring expenditures in order to offset some of the lost revenue.

2. Water Fund Other Revenue is lower in FY2019 because FY2018 includes a one-time \$415 thousand transfer related to the December 2017 debt refinancing.
3. Water expenditures are lower than FY2018 because \$272 thousand was transferred to the Capital Projects Fund for the Legion Lift Station project in October 2017. This transfer did not recur in FY2019. In addition, expenditures are better than budget due to lower than anticipated chemical and maintenance costs.

Development Services Fund

Year to date through December 31, 2018, the Development Services Fund received revenues of \$288 thousand compared to expenditures of \$586 thousand. Revenue includes transfers in from the General Fund and Water Fund of \$177 thousand and permit and fee revenue of \$110 thousand. FY2019 expenditures include a transfer of \$379 thousand to the code rewrite and Development Services software projects.

The Development Services Fund was broken out of the General Fund in FY2019. For presentation and comparison purposes, FY2018 financial information is shown in the Development Services Fund rather than the General Fund.

Golf Fund

Year to date through December 31, 2018, the Golf Fund received revenues of \$169 thousand compared to expenditures of \$223 thousand. FY2019 revenue is lower than budget and FY2018 primarily due to record rainfall in October and continuing bad weather days in December.

Hotel Occupancy Fund

Year to date through December 31, 2018, the Hotel Occupancy Fund remains close to budget with revenues of \$303 thousand compared to expenditures of \$322 thousand.

RECOMMENDED ACTION:

Information only; no action required.

City of Kerrville
Financial Summary
For the Month Ended December 31, 2018

Fund	Year to Date FY2019 Actual	Year to Date FY2019 Budget	Better / (Worse) than Budget	Year to Date FY2018 Actual	Change from FY2018	Variance Explanation
General Fund						
Revenues						
Property Tax	\$ 3,342,532	\$ 4,192,365	\$ (849,833)	\$ 4,338,915	\$ (996,383)	note A
Sales Tax	1,713,364	1,651,711	61,652	1,616,532	96,831	note B
Other Revenue	2,214,103	2,018,913	195,191	1,909,120	304,983	
Total Revenue	7,269,999	7,862,989	(592,989)	7,864,568	(594,568)	
Expenditures	6,776,730	6,829,827	53,097	6,801,513	(24,784)	
Net	493,270	1,033,162	(539,892)	1,063,054	(569,785)	
Water Fund						
Revenues						
Water Sales	1,172,029	1,519,790	(347,761)	1,469,016	(296,986)	note C
Sewer Sales	1,302,159	1,374,680	(72,520)	1,321,065	(18,906)	
Reuse Sales	8,167	30,690	(22,523)	19,990	(11,823)	note C
Other Revenue	183,802	142,821	40,981	653,439	(469,637)	note D
Total Revenue	2,666,158	3,067,981	(401,824)	3,463,510	(797,352)	
Expenditures	3,040,504	3,322,523	282,019	3,297,642	(257,139)	note E
Net	(374,346)	(254,542)	(119,804)	165,867	(540,213)	
Development Services Fund						
Revenues						note F
Permits & Fees	110,436	127,500	(17,064)	139,883	(29,448)	
Transfer In	177,172	177,172	0	-	177,172	
Total Revenue	287,608	304,672	(17,064)	139,883	147,724	
Expenditures	586,328	588,922	2,594	184,272	402,056	note G
Net	(298,720)	(284,250)	(19,659)	(44,388)	(254,332)	
Golf Fund						
Revenues	168,606	233,742	(65,136)	215,149	(46,543)	note H
Expenditures	222,723	250,878	28,155	232,194	(9,471)	
Net	(54,118)	(17,137)	(36,981)	(17,045)	(37,072)	
Hotel Occupancy Tax Fund						
Revenues	303,269	291,368	11,900	295,523	7,746	
Expenditures	322,165	331,738	9,573	272,050	50,115	
Net	\$ (18,896)	\$ (40,369)	\$ 21,473	\$ 23,473	\$ (42,369)	

Notes:

- A. Property Tax** - Property tax collections are lower than budget and FY2018. Due to the 2018 tax law change many property owners chose to pay their tax in December 2017 rather than January 2018 so that they could itemize the deduction under the last year of the lower itemized deduction threshold. In FY2019, these property owners appear to be paying in January instead of December. In addition, due to a technical issue at the County, a large electronic payment usually received in December was received in January. The overall property tax collection rate has been very stable for many years, so this appears to be a timing issue only.
- B. Sales Tax** - December sales tax is up over 17% due primarily to a prepayment by a large retailer and a prior period payment from a utility. After adjusting for the one-time activity, sales tax for the month is up 5.6%, led by increases in food service, construction and retail.
- C. Water Sales** - Water (including reuse) sales are lower than budget and FY2018 due to record rainfall amounts in October 2018. Water sales are very volatile and highly weather dependent, but we are proactively monitoring expenditures to offset some of the lost revenue.
- D. Water Fund Other Revenue** - FY2019 revenue is lower than FY2018 revenue because FY2018 includes a one-time \$415K transfer related to the December 2017 debt refinancing.
- E. Water Expenditures** - FY2019 expenditures are lower than FY2018 because \$272K was transferred to the Capital Projects Fund for the Legion Lift Station project in October 2017. FY2019 expenditures better than budget due to lower than anticipated chemical and maintenance costs.
- F. Development Services Fund** - The Development Services Fund was broken out of the General Fund in FY2019. For presentation purposes, FY2018 information is shown in the Development Services Fund.
- G. Development Services Fund Expenditures** - FY2019 includes a transfer of \$379K to a projects fund for the code rewrite and Development Services software projects.
- H. Golf Fund Revenue** - FY2019 revenue is lower than budget and FY2018 revenue due to record rainfall in October and continued bad weather days in December.



Financial update for the month ended December 31, 2018

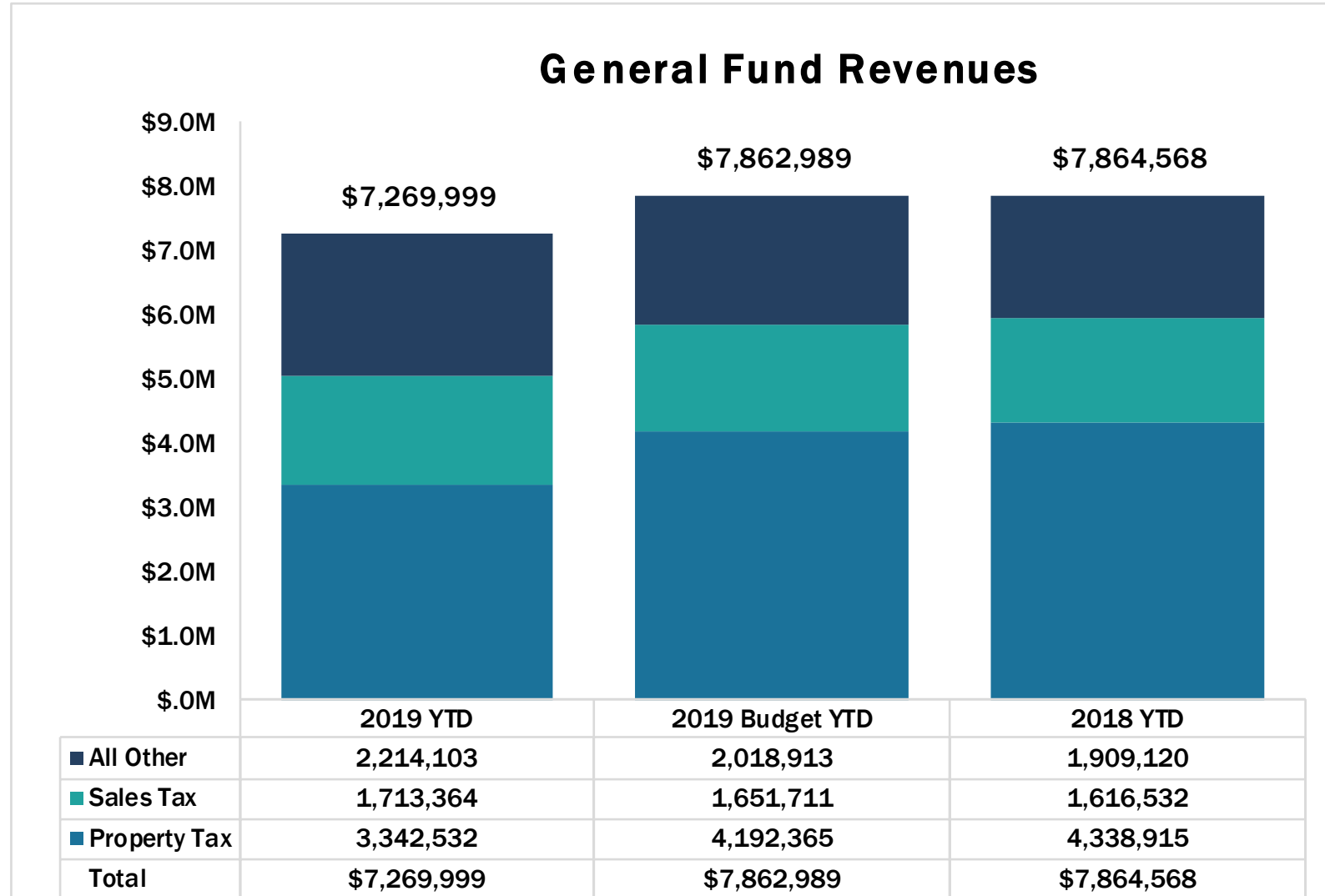
**City Council Meeting
January 22, 2019**



General Fund Summary

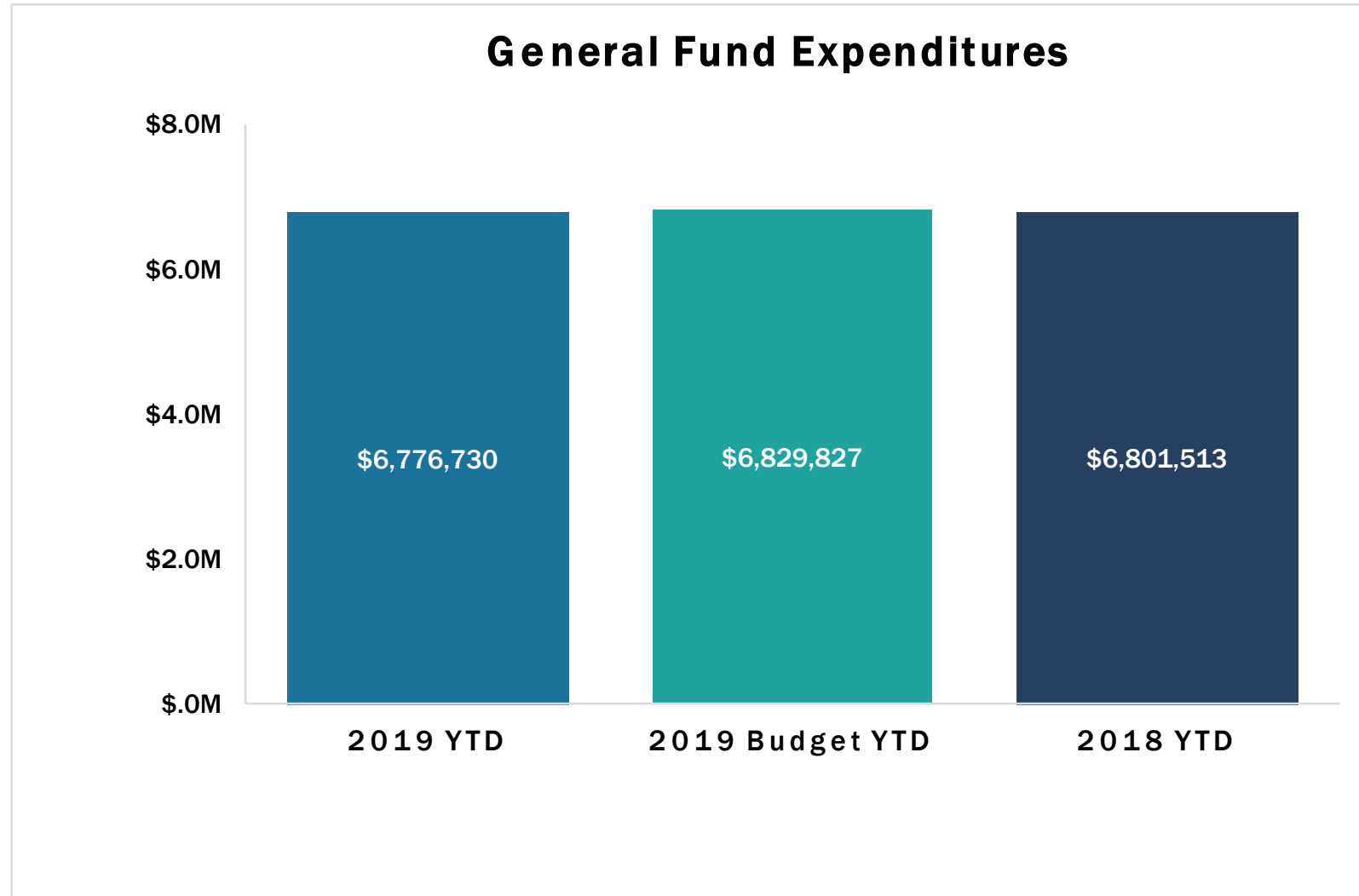
Fund	Year to Date FY2019 Actual	Year to Date FY2019 Budget	Better / (Worse) than Budget	Year to Date FY2018 Actual	Change from FY2018
General Fund					
Revenues					
Property Tax	\$ 3,342,532	\$ 4,192,365	\$ (849,833)	\$ 4,338,915	\$ (996,383)
Sales Tax	1,713,364	1,651,711	61,652	1,616,532	96,831
Other Revenue	2,214,103	2,018,913	195,191	1,909,120	304,983
Total Revenue	7,269,999	7,862,989	(592,989)	7,864,568	(594,568)
Expenditures	6,776,730	6,829,827	53,097	6,801,513	(24,784)
Net	493,270	1,033,162	(539,892)	1,063,054	(569,785)

General Fund Revenues





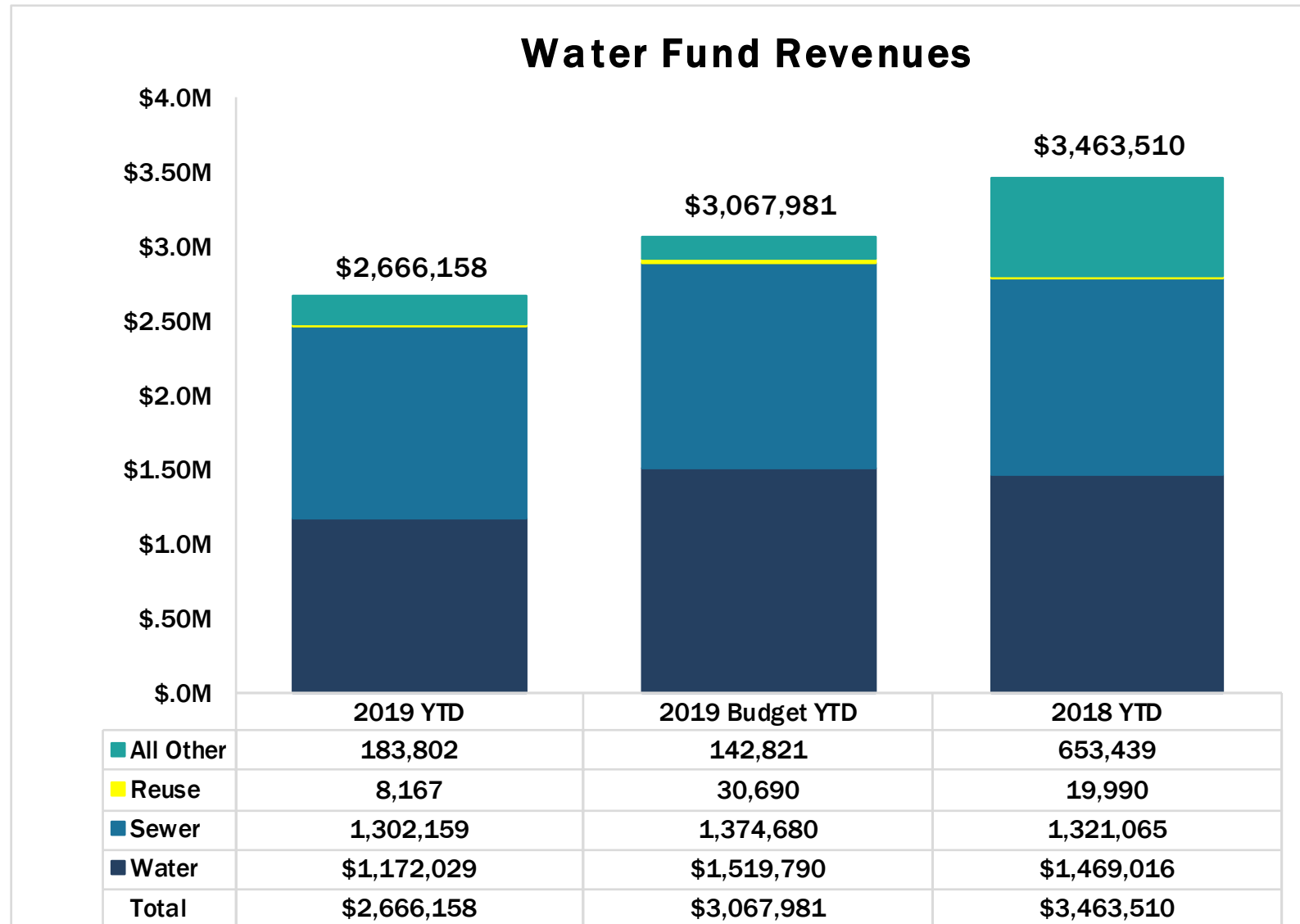
General Fund Expenditures



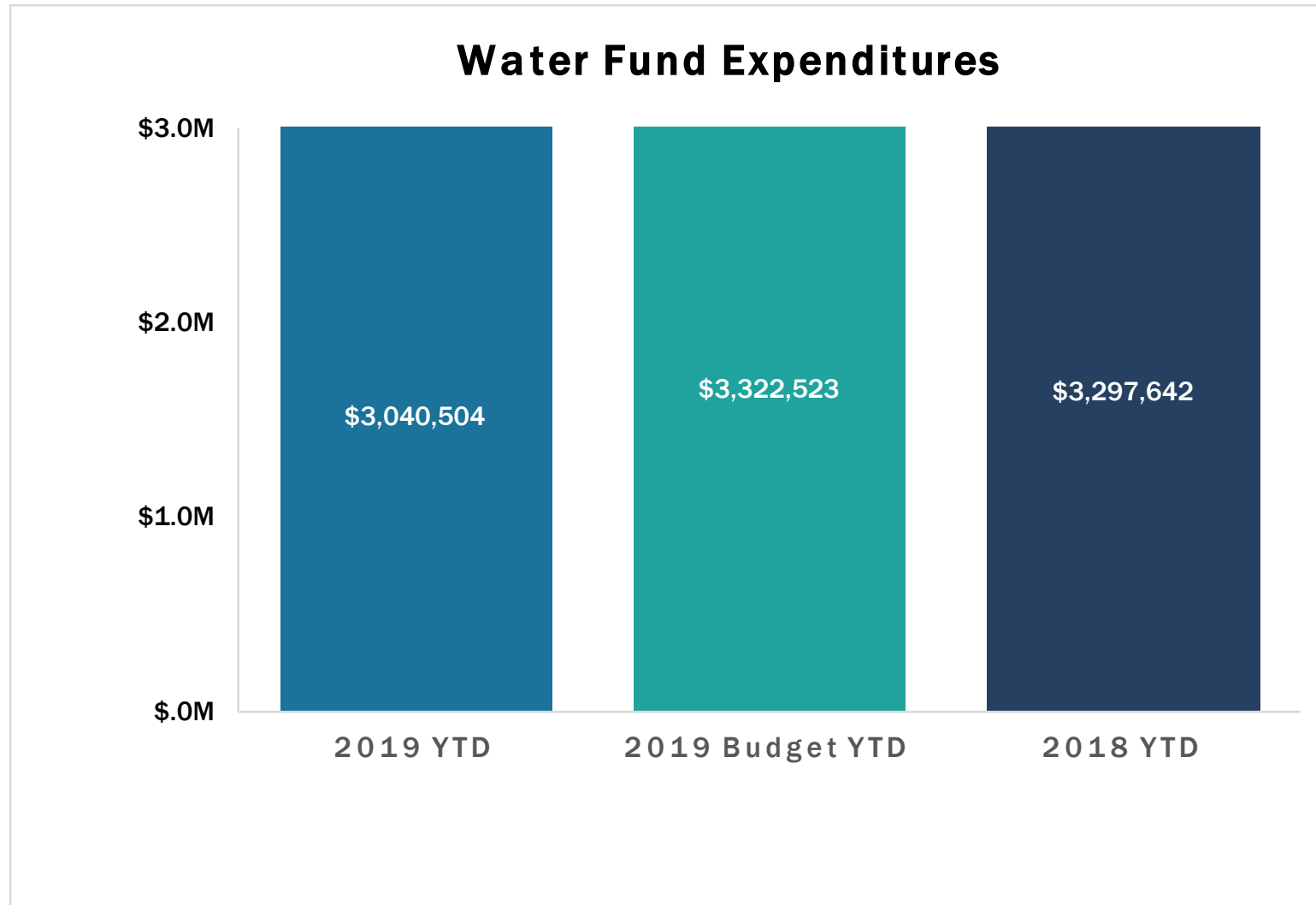
Water Fund Summary

Fund	Year to Date FY2019 Actual	Year to Date FY2019 Budget	Better / (Worse) than Budget	Year to Date FY2018 Actual	Change from FY2018
Water Fund					
Revenues					
Water Sales	1,172,029	1,519,790	(347,761)	1,469,016	(296,986)
Sewer Sales	1,302,159	1,374,680	(72,520)	1,321,065	(18,906)
Reuse Sales	8,167	30,690	(22,523)	19,990	(11,823)
Other Revenue	183,802	142,821	40,981	653,439	(469,637)
Total Revenue	2,666,158	3,067,981	(401,824)	3,463,510	(797,352)
Expenditures	3,040,504	3,322,523	282,019	3,297,642	(257,139)
Net	(374,346)	(254,542)	(119,804)	165,867	(540,213)

Water Fund Revenues



Water Fund Expenditures



Other Funds Summary

Fund	Year to Date FY2019 Actual	Year to Date FY2019 Budget	Better / (Worse) than Budget	Year to Date FY2018 Actual	Change from FY2018
Development Services Fund					
Revenues					
Permits & Fees	110,436	127,500	(17,064)	139,883	(29,448)
Transfer In	177,172	177,172	0	-	177,172
Total Revenue	287,608	304,672	(17,064)	139,883	147,724
Expenditures	586,328	588,922	2,594	184,272	402,056
Net	(298,720)	(284,250)	(19,659)	(44,388)	(254,332)
Golf Fund					
Revenues	168,606	233,742	(65,136)	215,149	(46,543)
Expenditures	222,723	250,878	28,155	232,194	(9,471)
Net	(54,118)	(17,137)	(36,981)	(17,045)	(37,072)
Hotel Occupancy Tax Fund					
Revenues	303,269	291,368	11,900	295,523	7,746
Expenditures	322,165	331,738	9,573	272,050	50,115
Net	\$ (18,896)	\$ (40,369)	\$ 21,473	\$ 23,473	\$ (42,369)



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

SUBJECT: Report from the Kerrville Youth Advisory Committee regarding its activities.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/9/2019

SUBMITTED BY:

EXHIBITS: Kerrville Youth Advisory Committee Presentation to the City Council.

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

The Kerrville Youth Advisory Committee ("KYAC") is required, by its Bylaws, to provide City Council with a minimum of two reports regarding its activities. The KYAC approved, at its meeting held on Thursday, December 13, 2018, to provide City Council with three reports, one on each of the following dates: January 22, 2019, March 26, 2019, and May 28, 2019. This report will include information regarding the KYAC's goals and previous and upcoming activities.

RECOMMENDED ACTION:

No action required.

KYAC

Kerrville Youth Advisory Committee
City of Kerrville

Report to City Council
January 22, 2019

Members

Officers:

Roman Garcia, Chair

Grace Guerriero, Vice Chair

Kisara Dang, Secretary

Kayla Buck, Public Relations
Officer

Presenter: Roman Garcia

Committee Members:

Kindal Brown

Maria Hall

Cadie Buchanan

Emily Holekamp

Kayla Buck

Molly Murphy

Blake Coe

Gazelle Schreiner

Kisara Dang

Ileana Scoccia

Daphne Dozier

Jessica Tran

Roman Garcia

Kirk Watson

Grace Guerriero

What is KYAC?

K - Kerrville

Y - Youth

A - Advisory

C - Committee

Presenter: Grace Guerriero

- **Founding:** 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 the youth and provide positive community impact through participation in City-sponsored activities and other events.

What does KYAC do?

- **Number of Members:** KYAC is made up of 15 regular 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 city council to plan special programs and events.

Presenter: Grace Guerriero

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 meetings 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 chairs.

Projects & Events

General Subcommittee:

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

Presenter: Ileana Scoccia

- **Family Fright Night:** Helped register people for the costume contest.
- **Kerrville Holiday Lighted Parade:** Walked in parade with KYAC banner.
- **Wreaths Across America Ceremony:** Attended ceremony to honor the fallen and aided with laying wreaths on gravestones.
- **Salvation Army Red Kettle Fundraiser Bell Ringer:** Rang bell with kettle to collect donations for the Salvation Army



Salvation Army Red Kettle Fundraiser
Bell Ringer



Wreaths Across America
Ceremony



Upcoming/Ongoing Projects & Events

Organ Donation Subcommittee:

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

Presenter: Emily Holekamp

Projects

- Tivy Teens 4 Life
- Kerrville Music Festival
- Kerrville Hispanic Heritage Festival

Events

- Texas Youth Advisory Commission Summit
- Microchipping Clinic
- Valentines Day at the V.A. Medical Center
- National Donor Day Drive
- Donation Booth at Farmers Market
(January 25)

Upcoming Tours & Speakers

Presenter: Maria Hall

Tours

- Kerr County Courthouse
- Kerrville Water Treatment Plant
- Mooney Aircraft Factory

Speakers

- Josh Smithson - Kerrville Young Life
- Karen Guerriero - Animal Services
Advisory Board Member
- Kerr County Judge
- Ashlea Boyle - City's Director of Parks and
Recreation

Questions or Comments?



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

SUBJECT: Discussion of possible Music Festival.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/17/2019

SUBMITTED BY:

EXHIBITS: None

Expenditure Required:	Current 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: ☒	No: ☐
Key Priority Area	Parks, Open Space & the River Corridor	
Guiding Principle	P5 - Focus on enhancing/investing in existing parks, their purpose or repurpose and improving accessibility before acquiring land for new parks	
Action Item	Increase programming at Louise Hays/Lehmann-Monroe Parks	

SUMMARY STATEMENT:

Councilmember Voelkel requested this discussion be added to the agenda.

RECOMMENDED ACTION:

No action required, discussion only.



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

SUBJECT: Appointment to the Recovery Community Coalition.

AGENDA DATE OF: 1/22/2019

DATE SUBMITTED: 1/11/2019

SUBMITTED BY:

EXHIBITS: Board Sheet

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

There is a vacancy on the Recovery Community Coalition for a member who meets the following qualification:

(7) representative of Hill Country MHDD Centers

I have one application from a person who meets that qualification.

RECOMMENDED ACTION:

Make appointment.

RECOVERY COMMUNITY COALITION

	<u>Telephone</u>	<u>Appt. Date</u>	<u>Re-Appt. Date</u>	<u>Exp. Date</u>
(8) TREES, DALE Chairperson 115 Plaza Dr. #2007	928-5420 (H) 238-4222 (W) Ext. 510	1-10-17	01-08-19	12-31-20
(4) DRIGGERS, SHAWN 613 Wheless Ave.	285-4536 (H) 895-5969 (W)	01-10-17		12-31-19
(8) ELDER, DAWN 14189 River Vista N. San Antonio, TX 78216	210-289-8662	02-13-18		12-31-19
(5) FITZPATRICK, LEIGH ANN 1920 Weston Loop	956-371-5095 (H) 258-5288 (W)	03-13-18	01-08-19	12-31-20
(3) GEISLER, BLAIR 381 A Guadalupe St.	713-972-5001 (C)	01-10-17		12-31-19
(2) GODWIN, LAURA 312 Lytle St.	214-293-7353 (H)	01-10-17	01-08-19	12-31-20
(3) GRANT, KARA 24727 Hwy. 16 N. Medina, TX 78055	713-410-2789	12-11-18		12-31-20
(3) KUENZEL, SABINE 305 Japonica Road P.O. Box 824 Hunt, TX 78024	832-361-2849 (C)	08-28-18	01-08-19	12-31-20
(6) PAUTLER, STEVE 337 Gallup Trail	258-7054 (W)	01-10-17		12-31-19
(4) RICHNER, CLAUDIA 3864 Rock Barn Dr.	816-532-0078 (H)	01-10-17		12-31-19
(3) STOLPMAN, RICHARD 115 Plaza Dr. #205	777-9153 (H) 320-304-0736 (C)	01-10-17		12-31-19
(4) YOUNG, KENDALL 3509 La Cumbre Dr.	257-2212 (W) 377-5911 (H)	2-13-18		12-31-19

(1) VACANT 12-31-20

(8) DODSON, MARISSA 01-08-19 12-31-19
412 Guadalupe St.

(7) 12-31-20

Purpose: The purpose of the Coalition is to enhance the opportunities for the recovery community to become fully integrated into the fabric of Kerrville. The Coalition shall work toward considering and identifying strategies and techniques for reducing barriers for the recovery community to be fully integrated into the local community as well as to identify and advocate goals and ideas for enhancing positive relationships by and amongst the recovery community.

Qualifications: **At least one member from each of the following, but any of which may include more than one member:**

- (1) owner of a male boarding home facility with a valid permit issued by the City;
- (2) owner of a female boarding home facility with a valid permit issued by the City;
- (3) member of the recovering community;
- (4) citizen of Kerrville with interest in these issues;
- (5) representative of mental health support organizations such as Kerrville State Hospital;
- (6) representative of Peterson Health;
- (7) representative of Hill Country MHDD Centers;
- (8) representative from a residential addiction treatment facility located within Kerr County.

Powers and Duties: On an annual basis, or more frequently as deemed proper by the Coalition or City Council, the Coalition should attend and report its conclusions, achievements, ideas, desires, and plans to the City Council. It is recommended that the initial issue with which the Coalition is charged to review is Ordinance No. 2013-06 (Chapter 30, Article I, Code of Ordinances), which addresses the operation of group homes and boarding home facilities operating within the City.

Term of Office: Each member shall be subject to two-year terms; provided, however, that at the Coalition's organizational meeting, the members shall draw lots to establish the duration of the initial terms, with an exact majority of the members serving an initial term of two years and the remaining members serving a one-year term. The expiration date of all terms shall be December 31 of the year corresponding with the results of the drawing of lots.

Quorum: Seven members

Number of Members: Fifteen

Absences: Any member who misses 25% of the regular meetings or three consecutive regular meetings may be replaced by City Council.

Meeting Time & Place: Meetings are to be held every other Monday at 4:00 p.m., but at least once each calendar quarter in the upstairs conference room at City Hall.

Established by: Resolution No. 26-2016

Revised Date: December 12, 2018



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

SUBJECT: Appointment to the Kerrville Youth Advisory Committee.

AGENDA DATE OF: 1/8/2019

DATE SUBMITTED: 12/20/2018

SUBMITTED BY: Cheryl Brown
Interim City Secretary

EXHIBITS: Board Sheet

Expenditure Required:	Current 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: ☐	No: ☒
Key Priority Area	N/A	
Guiding Principle	N/A	
Action Item	N/A	

SUMMARY STATEMENT:

There is one vacancy on the Kerrville Youth Advisory Committee due to the resignation of Sydney Garcia. The alternate, Daphne Dozier, is willing to serve as a regular member.

RECOMMENDED ACTION:

Make appointment to the Kerrville Youth Advisory Committee.

KERRVILLE YOUTH ADVISORY COMMITTEE

	<u>Telephone</u>	<u>Orig. Appt.</u>	<u>Exp. Date</u>
BROWN, KINDAL 359 Beaver Road Ingram, TX	285-0651	09-11-18	05-31-19
BUCHANAN, CATHARINE 3152 Pinnacle Club Dr.	970-630-7932	09-11-18	05-31-19
BUCK, KAYLA 2501 Birkdale Lane	285-3655	09-11-18	05-31-19
COE, BLAKE 125 West Lane	940-781-6281	09-11-18	05-31-19
DANG, KISARA 2319 Trails End	928-8490	09-11-18	05-31-19
GARCIA, ROMAN 934 Pecan St.	370-1649	09-11-18	05-31-19
GUERRIERO, GRACE 307 Lakewood	928-4909	09-11-18	05-31-19
HALL, MARIA 160 Stephen F. Austin Dr.	285-9502	09-11-18	05-31-19
HOLEKAMP, EMILY 1013 Roanoke Lane	928-726?	09-11-18	05-31-19
MURPHY, MOLLY 246 Oak Wood Rd.	817-659-8513	09-11-18	05-31-19
SCHREINER, GAZELLE 108 Larry Lee Dr.	739-1755	09-11-18	05-31-19
SCOCCIA, ILEANA 1900 Summit Top Dr.	992-9084	09-11-18	05-31-19
TRAN, JESSICA 1909 Summit Ridge Dr.	512-203-5715	09-11-18	05-31-19
WATSON, KIRK 505 Winged Foot Lane	285-2672	09-11-18	05-31-19
VACANT			05-31-19

ALTERNATE:

DOZIER, DAPHNE
1032 Elm Ridge

370-6495

09-20-18

05-31-19

City Staff:

Kim Meisner, Executive Director for General Operations,
(830) 258-1140, kim.meisner@kerrvilletx.gov

Qualifications: Resident of the county and current student in grades 9-12.

Purpose:

- Provide input from a youthful point of view for the Kerrville City Council on community affairs and issues.
- Provide an overview of the complexity and variety of opportunities through public service;
- Empower youth from various backgrounds to become active members in their community, encouraging them to have an everlasting effect on the future of the city;
- Develop youth leaders committed to learning about local government and the roles they can have in it;
- Make a difference in the community and in the lives of youth; and
- Provide valuable youth perspectives that will focus on volunteerism, community service and providing feedback to the Mayor and city leadership.

Term of Office: One School Year

Quorum: Eight

Number of Members: Fifteen and one alternate

Meeting Time & Place: Second and Fourth Thursday of each month during the school year; 4:30 p.m.; City Hall Upstairs Conference Room.

Established by City Council vote on November 10, 2015; reconstituted by Resolution 29-2018

Revised: September 27, 2018