

AGENDA FOR REGULAR MEETING

CITY OF KERRVILLE, TEXAS

ECONOMIC IMPROVEMENT CORPORATION

MONDAY, FEBRUARY 15, 2016 AT 4:00 P.M.

KERRVILLE CITY HALL CITY COUNCIL CHAMBERS

701 MAIN STREET, KERRVILLE, TEXAS

AGENDA FOR REGULAR MEETING OF THE
CITY OF KERRVILLE, TEXAS
ECONOMIC IMPROVEMENT CORPORATION
MONDAY, FEBRUARY 15, 2016, 4:00 P.M.
KERRVILLE CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

INVOCATION

1. VISITORS / CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Economic Improvement Corporation. No deliberation or action can be taken on these items because the Open Meetings Act requires an item be posted on an agenda 72 hours before the meeting. Visitors are asked to limit their presentation to three minutes.

2. MONTHLY REPORTS:

2A. Monthly financials for January 2016. (staff)

2B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

Kerrville Sports Complex

3. DISCUSSION AND POSSIBLE ACTION:

3A. Airport Commerce Park. (staff)

4. INFORMATION AND DISCUSSION:

4A. Kerrville Economic Development Corporation Update. (Jonas Titas)

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

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 February 12, 2016, at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

5. EXECUTIVE SESSION:

The Economic Improvement Corporation 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 matters), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Texas Government Code.

Sections 551.071, 551.072, and 551.087:

- River Trail

6. ITEMS FOR FUTURE AGENDAS:

7. ANNOUNCEMENTS:

8. ADJOURNMENT

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

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 February 12, 2015, at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Cheryl Brown

Deputy City Secretary, City of Kerrville, Texas

Agenda Item:

2A. Monthly financials for January 2016.

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

SUBJECT: EIC Financials

FOR AGENDA OF: February 15, 2016 **DATE SUBMITTED:** February 8, 2016

SUBMITTED BY: Sandra G. Yarbrough *dyf* **CLEARANCES:**
Director of Finance

EXHIBITS: Monthly Financials
AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *RP*

Expenditure Required:	Current Balance in Account:	Amount Budgeted:	Account Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OR FINANCE:

SUMMARY STATEMENT

The City of Kerrville staff will present and update the EIC on a monthly basis as to the status of the EIC's financial position.

RECOMMENDED ACTION

Recommend acceptance of the financials.

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Summary
For the month ending January 31, 2016

40

Beginning Cash Balance			\$ 3,963,561
Income:			
Sales Tax	\$	255,848	
Interest Revenue	\$	1,072	
Total Income	\$	<u>256,921</u>	
Expenses:			
Administrative Service Fee	\$	8,333	
Transfer for Debt Service - 2012	\$	42,557	
Transfer for Debt Service 2015	\$	49,694	
Transfer difference Debt Service 2015 (Oct-Jan)	\$	20,036	
Transfer - Cailloux Theater upgrades	\$	<u>108,500</u>	
Total Expenses	\$	<u>229,121</u>	
Revenues Over (Under) Expenditures			<u>\$ 27,801</u>
Ending Cash Balance			<u><u>\$ 3,991,362</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Improvement Fund - Revenue and Expense Statement
For the month ending January 31, 2016

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
BEGINNING CASH BALANCE	\$ 3,657,920		\$ 3,657,920		
REVENUE:					
Sales and Use Tax	\$ 3,206,316	\$ 255,848	\$ 1,016,042	31.69%	\$ 2,190,274
Interest	\$ 5,000	\$ 1,072	\$ 3,144	62.87%	\$ 1,856
TOTAL REVENUE	\$ 3,211,316	\$ 256,921	\$ 1,019,186	31.74%	\$ 2,192,130

	Annual Budget	Current Period	Y-T-D Actual	% of Budget	Budget Balance
EXPENDITURES:					
Administrative					
Local Meetings	\$ 500			0.00%	\$ 500
Administrative Services Fee	\$ 100,000	\$ 8,333	\$ 33,333	33.33%	\$ 66,667
Economic Development Governing Body	\$ 154,404		\$ 154,404	100.00%	\$ 0
Debt Service - River Trail - Series 2011A	\$ 256,923	\$ 21,321	\$ 85,285	33.19%	\$ 171,637
Debt Service - River Trail - Series 2012	\$ 255,630	\$ 21,353	\$ 85,410	33.41%	\$ 170,220
Debt Service - Athlex Complex - Series 2015	\$ 596,329	\$ 69,730	\$ 218,812	36.69%	\$ 377,517
Total Administrative	\$ 1,363,786	\$ 120,737	\$ 577,245	42.33%	\$ 786,541
Category I - Business Development					
James Avery	\$ 610,000	\$ -	\$ -	0.00%	\$ 610,000
Total Category I	\$ 610,000	\$ -	\$ -	0.00%	\$ 610,000
Category II - Quality of Life					
LHP Lighting	\$ 250,000	\$ -	\$ -	0.00%	\$ 250,000
Olympic Pool	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Downtown Streetscape Enhancements:	\$ -				\$ -
Parking Garage	\$ 160,000	\$ -	\$ -	0.00%	\$ 160,000
Planter Boxes	\$ 20,000	\$ -	\$ -	0.00%	\$ 20,000
Street Furniture	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
Cailloux Theater Upgrades	\$ 108,500	\$ 108,500	\$ 108,500	100.00%	\$ -
Total Category II	\$ 738,500	\$ 108,500	\$ 108,500	14.69%	\$ 630,000
Category III - Public Infrastructure					
Housing	\$ 100,000	\$ -	\$ -	0.00%	\$ 100,000
IH10 @ FM 783	\$ 500,000	\$ -	\$ -	0.00%	\$ 500,000
Total Category III	\$ 600,000	\$ -	\$ -	0.00%	\$ 600,000
Contingency	\$ -	\$ -	\$ -	0.00%	\$ -
	\$ -	\$ -	\$ -		\$ -
TOTAL EXPENDITURES	\$ 3,312,286	\$ 229,237	\$ 685,745	20.70%	\$ 2,626,541
NET REVENUES TO EXPENDITURES	\$ (100,969)	\$ 27,684	\$ 333,441		

ENDING CASH BALANCE	Budget	Actual
	\$ 3,556,950	\$ 3,991,362

CITY OF KERRVILLE
Economic Improvement Corporation
Sales Tax Revenue Analysis - FY15
For the month ending January 31, 2016

Revenue Month	Actual FY 2013	Actual FY 2014	Actual FY 2015	Budgeted FY 2016	Actual FY 2016	FY2015 vs FY2016	Budget vs Actual
October	\$ 226,663	\$ 241,503	\$ 238,933	\$ 245,536	\$ 227,707	\$ (17,829)	-7.26%
November	\$ 210,744	\$ 234,150	\$ 257,654	\$ 264,775	\$ 277,646	\$ 12,872	4.86%
December	\$ 204,782	\$ 214,424	\$ 251,851	\$ 258,811	\$ 254,834	\$ (3,977)	-1.54%
January	\$ 217,647	\$ 229,761	\$ 245,845	\$ 252,639	\$ 255,292	\$ 2,652	3.84%
February	\$ 284,177	\$ 296,036	\$ 335,071				-100.00%
March	\$ 205,749	\$ 207,869	\$ 223,251				-100.00%
April	\$ 215,800	\$ 218,030	\$ 227,065				-100.00%
May	\$ 251,468	\$ 268,682	\$ 273,281				-100.00%
June	\$ 234,781	\$ 267,530	\$ 255,511				-100.00%
July	\$ 216,641	\$ 222,961	\$ 238,328				-100.00%
August	\$ 245,964	\$ 266,321	\$ 296,422				-100.00%
September	\$ 224,905	\$ 238,926	\$ 256,246				-100.00%
YTD Total	\$ 2,739,321	\$ 2,906,194	\$ 3,099,458	\$ 1,021,761	\$ 1,015,479	\$ (6,282)	-0.61%

CITY OF KERRVILLE
Economic Improvement Corporation
Capital Projects Fund - Summary
For the month ending January 31, 2016

Beginning Cash Balance		\$ 1,621,472
Income:		
Cailloux Theater upgrades	\$ 108,500	
Total Income:	<u>\$ 108,500</u>	
Expenses:		
Playhouse 2000	\$ 47,235	
James Avery Craftsman	\$ 609,500	
Cailloux Theater Expansion	<u>\$ 216,171</u>	
Total Expenses:	<u>\$ 872,906</u>	
Revenues Over (Under) Expenditures		<u>\$ (764,406)</u>
Ending Cash Balance		<u><u>\$ 857,066</u></u>

CITY OF KERRVILLE
Economic Improvement Corporation
Project Status Summary
For the month ending January 31, 2016

Fiscal Years	Projects	Agreement Commitment	EIC Funded To Date	Total Funded	Expenses to Date	Project Balance
2012-13	Downtown Streetscape	\$ 35,100	\$ 35,100	\$ 35,100	\$ 34,413	\$ 687
2013-14	Cailloux Theater Expansion	\$ 850,000	\$ 850,000	\$ 1,113,474	\$ 818,860	\$ 294,614
2013-14	Habitat for Humanity	\$ 375,000	\$ 375,000	\$ 375,000	\$ 375,000.00	\$ -
2014-15	James Avery	\$ 1,220,000	\$ 610,000	\$ 610,000	\$ 609,500	\$ 500
2014-15	ED Set Aside	\$ 500,000	\$ 500,000	\$ 500,000		\$ 500,000
2015-16	LHP Lighting	\$ 250,000				
20-15-16	Olympic Pool	\$ 100,000				
2015-16	Parking Garage	\$ 160,000				
2015-16	Planter Boxes	\$ 20,000				
2015-16	Street Furniture	\$ 100,000				
2015-16	Cailloux Theater upgrades	\$ 108,500	\$ 108,500	\$ 108,500	\$ 47,234	\$ 61,266
TOTALS		\$ 3,718,600	\$ 2,370,100	\$ 2,633,574	\$ 1,837,773	\$ 857,066

Cash Balance on 1/31/2016 \$ 857,066

General Capital Improvement Projects - supported by EIC

Fiscal Years	Projects	Agreement Commitment	Total Funded	Expense To Date	To Balance
2011-12	River Trail	\$ 6,000,000	\$ 5,993,381	\$ 4,416,550	\$ 1,576,831
2011-12	Louise Hays/Lehmann Monroe parks	\$ 2,000,000	\$ 2,600,000	\$ 2,600,000	\$ (0)
Funding Agreement - C2011-76Totals		\$ 8,000,000	\$ 8,593,381	\$ 7,016,549	\$ 1,576,831

Notes:

6/24/14 - Project adjustments - \$600,000.00 moved from River Trail project to Louise Hays/Lehman Monroe park improvements per EIC and City Council meetings - additional funding to replenish River Trail project to be requested by city staff from EIC at future EIC meeting.

9/22/14 - Project replenished - \$600,000.00 approved at EIC meeting related to Louise Hays/Lehman Monroe park improvements (see note above) reported on 9/30/14 financial report at October 2014 meeting.

Cash and Investments

For the month ending January 31, 2016

Cash and Investment Balances by Fund			
<u>City G/L Fund</u>	<u>Fund Name</u>	<u>Balance</u>	<u>Period</u>
40	Sales Tax Improvement Fund (operating fund)	\$ 3,991,362	1/31/2016
75	EIC Projects Fund (capital projects fund)	\$ 857,066	1/31/2016
Total Cash and Investments		\$ 4,848,429	1/31/2016

Cash and Investments by Type - Placement - Amount					
<u>Type</u>	<u>Investment Placement</u>	<u>Amount</u>	<u>Interest Earned</u>	<u>Interest Earned (Annualized)</u>	<u>Period Ending</u>
Cash	Wells Fargo Checking	\$ 1,096,345	\$ -	0.00%	1/31/2016
ST Investment	EIC TexPool	\$ 1,625,530	\$ 369.04	0.27%	1/31/2016
ST Investment	EIC TexStar	\$ 1,626,878	\$ 374.75	0.28%	1/31/2016
HILCO FCU	CD	\$ 249,670	\$ 116.25	0.56%	1/31/2016
Kerr County FCU	CD	\$ 250,005	\$ 212.33	1.02%	1/31/2016
Total Cash and Investments		\$ 4,848,429	\$ 1,072.37	0.27%	1/31/2016

Agenda Item:

2B. Projects update. (staff)

River Trail Project

Cailloux Theater Support Facility

Kerrville Sports Complex

EIC Projects Update February 15, 2016

Cailloux Campus Support Facility:

The project has been completed and the HMC construction is working on the final punch list.

Lowry Park Trail:

Concrete work at the Town Creek bridge crossing is 85% complete.

The walking trail has 120 feet of concrete completed.

Construction should be completed by March 2016.

Agenda Item:

3A. Airport Commerce Park. (staff)

**CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2001-23**

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AN ORDINANCE ANNEXING AN APPROXIMATELY 75.73 ACRE TRACT OUT OF THE O.V. ROBINSON SURVEY NO. 44, ABSTRACT NO.282 ADJACENT TO THE CORPORATE LIMITS OF THE CITY OF KERRVILLE, TEXAS; DESCRIBING THE TERRITORY TO BE ANNEXED; ADOPTING A SERVICE PLAN FOR THE TERRITORY ANNEXED; AND ESTABLISHING THE ZONING FOR THE AREA ANNEXED

WHEREAS, pursuant to Tex. Loc. Govt. Code §43.052(h)(2), the owner of the property described in Section One, below, has petitioned that said property be annexed into the corporate limits of the City of Kerrville, Texas; and

WHEREAS, having provided all required public notices, held all required public hearings at which people with an interest in the matter were provided an opportunity to be heard, and heard all of the arguments related to the petitions submitted, the City Council of the City of Kerrville, Texas, finds it to be in the public interest to approve an ordinance annexing the subject property, adopt a service plan as required by state law, and establish zoning regulations for the area;

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

SECTION ONE. That the following described property is hereby annexed and incorporated into the corporate limits of the City of Kerrville, Texas, for all legal purposes:

Being all of a certain tract or parcel of land containing 75.73 acres, more or less, out of O. V. Robinson Survey No. 44, Abstract No. 282 in Kerr County, Texas; comprising 4.25 acres out of a certain 141.38 acre tract conveyed from Farm Credit Bank of Texas to J. W. Colvin, III by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 638 of the Real Property Records of Kerr County, Texas, 66.48 acres out of a certain 186.99 acre tract conveyed from Farm Credit Bank of Texas to City South Management Corp. by a Special Warranty Deed with Vendor's Lien executed the 2nd day of November, 1995 and recorded in Volume 822 at Page 620 of the Real Property Records of Kerr County, Texas, and 5.00 acres out of a certain 10.00 acre tract heretofore conveyed out of said 141.38 and 186.99 acre tracts from Richard B. Colvin, et ux to Chapman Building Systems, Inc. by a Warranty Deed with Vendor's Lien executed the 15th day of December, 2000 and recorded in Volume 1099 at Page 413 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake set in a fence, the northeast line of said 186.99 acre tract and southwest right-of-way line of State Highway No. 27 for the northeast corner of the herein described tract; which point bears: 60.00 ft. N.52°14'07"W. from a fence cornerpost, the east corner of 186.99 acre tract; and, approximately, 2907 ft. North and 2023 ft. East from the southwest corner of Survey No. 44;

THENCE, upon, over and across said 186.99 acre tract: S.37°46'39"W., 140.62 ft. to a set ½" iron stake; S.00°29'25"W., 1083.37 ft. to a set ½" iron stake; and S.00°58'59"E., 544.18 ft. to a ½" iron stake set for the southeast corner of the herein described tract;

THENCE, continuing upon, over and across said 186.99 acre tract: S.89°01'01"W., 141.24 ft. to a set ½" iron stake; N.53°25'54"W., at 847.97 ft. passing a fence anglepost, then continuing along a fence for a total distance of 2004.53 ft. to a fence anglepost; N.41°48'05"W., along a fence at 67.42 ft. passing the common line between said 186.99 and 141.38 acre tracts, then continuing upon, over and across said 141.38 acre tract for a total distance of 166.79 ft. to a fence anglepost, and N.35°23'42"W., continuing along a fence upon, over and across 141.38 acre tract 141.03 ft. to a fence anglepost for the southwest corner of the herein described tract;

THENCE, continuing upon, over and across said 141.38 acre tract N.17°41'45"E., 551.86 ft. to a ½" iron stake found for the southwest corner of said 10.00 acre tract;

THENCE, continuing upon, over and across said 141.38 acre tract with the west line of said 10.00 acre tract N.00°56'43"W., 479.47 ft. to a ½" iron stake set for a westerly corner of the herein described tract;

THENCE, upon, over and across said 10.00 acre tract and continuing upon, over and across said 141.38 acre tract N.89°03'06"E., at 266.76 ft. passing the said common line between 141.38 and 186.99 acre tracts, then continuing upon, over and across said 186.99 acre tract for a total distance of 351.18 ft. to a ½" iron stake set in the east line of 10.00 acre tract for a reentrant corner of the herein described tract;

THENCE, with the said east line of 10.00 acre tract continuing upon, over and across said 186.99 acre tract N.00°56'54"W., 479.55 ft. to a ½" iron stake found in a fence, the said northeast line of 186.99 acre tract and southwest right-of-way line of State Highway No. 27 for the northwest corner of the herein described tract and northeast corner of 10.00 acre tract;

THENCE, along or near said fence with the northeast line of 186.99 acre tract and southwest right-of-way line of State Highway No. 27, S.52°14'07"E., 1931.68 ft. to the PLACE OF BEGINNING.

All property corners are as stated (Bearing basis = True north based on GPS observations).

(hereafter called "the Property").

SECTION TWO. That the service plan regarding the provision of public services set forth in Exhibit "A", attached hereto and incorporated herein by reference, is hereby adopted for the Property as required by Texas Local Government Code §43.056.

SECTION THREE. That upon the adoption of this ordinance, the Property shall be and constitutes a Planned Development District in accordance with Article 11-I-15 of the Code of Ordinances of the City of Kerrville, Texas, which, in addition to the regulations set forth in the Title 11, Chapter I of the Code of Ordinance, shall be subject to the following use and development regulations:

- A. **Site Plan:** The development of the Property shall conform in all respects to the site plan(s) attached hereto as **Exhibit "B"** and incorporated herein by reference.
- B. **Uses Permitted by Right:** The Property may be developed with uses permitted by right in the "E-26" the zoning district, as amended by the following land use table:

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<u>LAND USES</u>	<u>E-26</u>
<u>Agricultural - General</u>	<u>P</u>
<u>Agricultural Service</u>	<u>P</u>
<u>Bed and Breakfast</u>	
<u>Building Construction, General</u>	<u>P</u>
<u>Building Construction, Specialist</u>	<u>P</u>
<u>Business Services I</u>	<u>P</u>
<u>Business Services II</u>	<u>P</u>
<u>Cocktail Lounge</u>	<u>P</u>
<u>Detention Facilities</u>	
<u>Dwelling , Single Family, Detached</u>	
<u>Manufactured Home or Manufactured Housing</u>	
<u>Dwelling, Multiple Family</u>	
<u>Dwelling, Single Family with apartment</u>	
<u>Dwelling, RC District Uses (with plat)</u>	
<u>Education, Secondary and College</u>	<u>P</u>
<u>Education, Primary</u>	
<u>Equipment Sales/Repair/Storage (Heavy)</u>	<u>P</u>
<u>Fuel Sales</u>	<u>P</u>
<u>Funeral Services</u>	
<u>Institutional and Public Use Facilities</u>	
<u>Life Care Development</u>	
<u>Manufacturing, Custom</u>	<u>P</u>
<u>Manufacturing and Industrial, Heavy</u>	<u>P</u>
<u>Manufacturing and Industrial, Limited</u>	<u>P</u>
<u>Manufactured Housing Sales</u>	
<u>Personal Services I</u>	<u>P</u>
<u>Personal Services II</u>	<u>P</u>
<u>Personal Services-Limited</u>	<u>P</u>
<u>Professional Offices</u>	<u>P</u>
<u>Restaurant, General</u>	<u>P</u>
<u>Restaurant, Limited</u>	<u>P</u>
<u>Retail Trade – I</u>	<u>P</u>
<u>Retail Trade – II</u>	
<u>Retail Trade – III</u>	
<u>Retail Trade – Limited</u>	
<u>Tourist/Visitor & Recreation Service</u>	<u>P</u>
<u>Transportation Terminal (Bus/Aviation)</u>	<u>P</u>
<u>Vehicle Maintenance and Repair</u>	<u>P</u>
<u>Vehicle Sales/Service-Used</u>	<u>P</u>
<u>Vehicle Sales/Services – New</u>	<u>P</u>
<u>Warehousing & Distribution</u>	<u>P</u>

following—uses
matter of right:

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4. Agricultural Services, but only those uses described in Art. 11-1-3(a.)(4)(i) and (iii)

2. Blue-printing and photo-copying services
3. Building-cleaning services
4. Building Construction, General
5. Building Construction, Specialist
6. Cablevision, radio and television stations
7. Commercial art, photography, and graphics (but not including retail portrait studios)
8. Commercial testing laboratories
9. Day-care centers, but only if operated in association with and ancillary to another business permitted by this Ordinance to be operating on the Property. Such day-care center must: (1) be located on the property of the associated business and (2) have no less than eighty percent (80%) of the children enrolled in the center consist of children of the owners, officers, or employees of the associated business.
10. Disinfecting and exterminating services
11. Employment agencies
12. Equipment Sales/Repair/Storage (Heavy), which business may also include the rental of tools, equipment, and other goods as a related and ancillary use
13. Gunsmith and locksmith shops
14. Health or fitness studios/salons and massage therapy, but only if:
 - a. it is located and operated ancillary to a hotel or motel located on the Property and providing services primarily to the guests of said hotel or motel; or
 - b. it is operated in association with and ancillary to another business permitted by this Ordinance to be operating on the Property; provided, such facility is located on the property of the associated business and have no less than 80% of the members consist of officers, employees, directors, or shareholders of the associated business, or members of their respective families.
15. Hospital Services
16. Hotel/Motel (limited to one hotel or motel located within five hundred (500) feet of the southern pavement line of State Highway 27)
17. Job and Vocational Training Centers
18. Kennels with a maximum boarding capacity of less than twelve (12) animals

19. Laundry services (commercial and industrial services only)
20. Maintenance and Service Facilities
21. Manufacturing, Custom
22. Mini-storage
23. Newspapers
24. Pet services
25. Photo finishing laboratories, but not including stand-alone retail photo processing businesses where retail customers can deliver film for processing and pick-up processed photographs
26. Postal services
27. Protective services, non-governmental
28. Recreation, Commercial (but only those uses defined as Indoor Sports and Recreation or Outdoor Sport and Recreation, but excluding outdoor shooting ranges of any type)
29. Refrigeration/air conditioning service and repair
30. Restaurant, General (limited to one restaurant located within five hundred (500) feet of southern pavement line of State Highway 27)
31. Reupholstery and furniture repair
32. Safety Services
33. Schools primarily engaged in instructional or informational classes related to art, dance, gymnastics, cheerleading, trampoline and tumbling, or martial arts
34. Sign painting and outdoor advertising services
35. Swimming pool and cleaning and maintenance
36. Telecommunications Distribution Location
37. Telecommunication Servicing Center
38. Telephone and electric company offices (excluding storage and maintenance yards, but including telecommunication servicing centers)
39. Transportation Terminal, including bus terminals and motor freight transportation businesses

40. Utility Services, Local
41. Vehicle Maintenance and Repair, but not including the uses defined as Vehicle Sales/Services—New and Vehicle Sales/Services—Used, except to the extent allowed by Subsection B.44, below.
42. Warehousing and Distribution, and/or Moving and Storage Businesses
43. Welding shops, not elsewhere classified as a manufacturing or industry
44. Businesses primarily engaged in the rental of automobiles, light trucks, sport utility vehicles, and passenger vans not exceeding a capacity of fifteen (15) passengers; provided that no more than one such business shall be located on the Property
45. Businesses primarily engaged in the manufacture, processing, and packing of dairy products.
46. Businesses primarily engaged in the canning of fruits and vegetables.
47. Businesses primarily engaged in preparing foods from previously milled grain products, including the preparation of breakfast foods, the mixing of flours, and the manufacture of bakery products
48. Businesses primarily engaged in the manufacture of sugar, candy, and other confectionery products
49. Businesses primarily engaged in the manufacture of butter, margarine, cooking oils, etc., from previously processed animal and vegetable oils
50. Businesses primarily engaged in the manufacture, bottling, and canning of beverages
51. Businesses primarily engaged in the manufacture of tobacco products
52. Businesses primarily engaged in the preparation, manufacture, cutting, sewing, and finishing of textile mill products
53. Businesses primarily engaged in the cutting and manufacture of lumber and wood products, including the construction of wood buildings or arches, trusses, etc., in a construction facility for sale and transport to another site for placement on a lot for use
54. Businesses primarily engaged in the manufacture of furniture and fixtures for residential or business use
55. Businesses primarily engaged in the manufacture of paper and paperboard products
56. Businesses primarily engaged in the manufacture or processing of drugs in pharmaceutical preparations for human or veterinary use

57. Businesses primarily engaged in the manufacture of tires, footwear, bottles, hoses, etc., from rubber, from primary plastic products, etc
58. Businesses primarily engaged in the manufacture of leather products such as shoes, luggage, etc.
59. Businesses primarily engaged in the manufacture of glass, stone, clay, and concrete products (but not a concrete batch plant).
60. Businesses primarily engaged in the manufacture of metal products, such as metal cans, hand tools, wire products, general hardware, and weapons but not weapons ammunition
61. Businesses primarily engaged in the manufacture of machinery and equipment, such as farm machinery, construction equipment, power and machine tools, engines, etc
62. Businesses primarily engaged in the manufacture of office, computing, and accounting machines, and businesses primarily engaged in the manufacture of refrigeration and service machinery
63. Businesses primarily engaged in the manufacture of electrical and electronic machinery, equipment, and supplies
64. Businesses primarily engaged in the manufacturing of transportation equipment, including motor vehicles
65. Businesses primarily engaged in the manufacture of laboratory, scientific and measuring equipment, of watches, clocks, jewelry, musical instruments, signs, toys, and other products
66. General contractors (with contractor yards greater than five (5) acres in size) for the following:
 - a. — Residential dwellings
 - b. — Commercial buildings and structures
 - c. — Industrial buildings and structures
 - d. — Highway and street construction
 - e. — Water, sewer, pipeline construction
 - f. — Earth moving, drainage, land reclamation
 - g. — Bridges, tunnels

C. **Ancillary Sales and Services:** A portion of the Property that is used and developed for a purpose permitted under Subsection B, above, that by definition does not otherwise allow the use of said tract for the on-premises sale of goods and/or services can be used for the on-premises sale of goods and/or services subject to the following restrictions:

1. Such sales must be conducted in association with and ancillary to the primary use of the tract otherwise permitted by this Ordinance:
2. The goods sold must be goods that are:
 - a. manufactured or produced by the associated business on the Property; or
 - b. in the case of a warehouse and distribution center, kept on the property of the associated business for purpose of distribution to other locations; or
 - c. directly related to the use, maintenance, or repair of the goods manufactured or produced by the associated business on the Property;
3. If services are provided, such services must be:
 - a. directly related to the operation, repair, or maintenance of goods manufactured, produced, or repaired by the associated business on the Property; or
 - b. be the same type of services generally provided to customers who can obtain the services without being personally on the premises (e.g. a business that conducts bulk photographic film processing for other businesses who ship such film from off-premises sites can also provide similar film processing services for walk-in customers).
4. Such sales must be conducted within the Main Building located on the property of the associated business; provided, however, this subparagraph shall not be construed as prohibiting customers from being allowed into the areas of the business, including accessory buildings, where the production, manufacturing, or repair of goods is occurring or where the finished or repaired goods that are produced, manufactured, or repaired on the Property by the associated business are being stored;
5. The area of the Main Building where such sales occur shall not exceed the lesser of:
 - a. ten percent (10%) of the floor area of the Main Building; or
 - b. 2000 square feet;

provided, however, such sales area may at all times be equal to at least 500 square feet. For purposes of this Paragraph 5, office areas located in the Main Building where customers generally are not invited for the purpose of conducting sales shall not be included in the area calculations.

D. Uses Requiring Conditional Use Permit:

The following uses may be allowed if a conditional use permit is sought and obtained pursuant to Art. 11-1-13 of the Code of Ordinances:

1. Taxidermy business that:

- a. does not conduct on-site evisceration and processing of animal carcasses; or
- b. whose on-site evisceration and processing operations have been determined by the Planning and Zoning Commission to not have a heavier impact on surrounding properties than other uses permitted to be developed on the Property.

In no case may a conditional use permit authorize any storage, processing, or preservation of carcasses and/or hides, or the storage of chemicals to be conducted outside of a building.

- 2. Businesses engaged in the manufacture and packaging of meat products from previously slaughtered animals, including beef, poultry, pork, seafood, etc., and other materials, including, but not limited to, the cooking, smoking, raw-boning, canning, freezing, and dehydrating of the product.
- 3. Businesses primarily engaged in the manufacture, cooking, roasting, and canning of other food products, such as coffee, spaghetti, etc., except seafood.
- 4. Day care centers, but only if no fewer than 80% of the children enrolled in the center consist of children of the owners, officers or employees of businesses located on the Property.

E. Lot Regulations — Generally: All lots developed on the Property must comply with the following regulations:

- 1. **Minimum Lot Size:** No lot shall contain an area of less than one-half acre.
- 2. **Development Mix:** The Property must be developed so that no more than thirty percent (30%) of the net acreage of the portions of the Property for which final plats have been approved shall consist of lots with an area of less than one acre.

F. Lot Regulations — One Acre and Larger: Design and development of lots with an area equal to or exceeding one acre shall be subject to the following regulations:

- 1. **Lot Width:** The width of the lot must be as follows:
 - a. If the lot is not pie shaped, the width must be equal to or greater than one hundred fifty feet (150.0') measured horizontally along the street frontage of the lot.

b. — If the lot is pie-shaped and fronting on the closed end of a cul-de-sac, or fronting on a partial cul-de-sac, the width must be equal to or greater than one hundred feet (100.0') measured along the arc of the street frontage of the lot.

2. — **Lot Depth:** The depth of each lot shall be equal to or greater than two hundred feet (200.0') measured from the front property line to the rear property line.

3. — **Minimum Front Yard:** The minimum front yard setback distance shall be as follows:

a. — As shown in Figure 1, not less than fifty-one feet (51.0') feet; provided the front yard area is constructed with:

i. — A drive aisle not less than twenty-five feet (25.0') wide measured from the back of the curb; and

ii. — Single-loaded parking not less than nineteen feet (19.0') deep; and

iii. — A landscape edge parallel to the right-of-way or the public way minimum not less than seven feet (7.0') wide; or

b. — As shown in Figure 2, not less than thirty-two feet (32.0'); provided the front yard area is constructed with:

i. — a drive aisle not less than twenty-five feet wide (25.0') measured from the back of the curb;

ii. — no parking; and

iii. — a landscape edge parallel to the right-of-way or the public way not less than seven feet (7.0') wide; or

c. — As shown in Figure 3, not less than twenty feet (20.0'); provided the front yard setback is constructed with:

i. — No parking or drive aisles located between the building face and the street; and

ii. — A landscape edge parallel to the right-of-way or the public way not less than seven feet (7.0') deep.

4. — **Side Yard Setback:** The side yard setback shall be not less than ten feet (10.0').

5. — **Rear Yard Setback:** The rear yard setback shall be not less than fifteen feet (15.0').

G. — **Lot Regulations — Less than One Acre:** Design and development of lots with an area of less than one acre must comply with the following regulations:

1. — **Lot Width:** The width of the lot must be as follows:

a. — If the lot is not pie shaped, the width must be equal to or greater than seventy-five feet (75.0') measured horizontally along the street frontage.

b. — If the lot is pie shaped and fronting on the closed end of a cul-de-sac, or fronting on a partial cul-de-sac, the width must be equal to or greater than fifty feet (50.0') measured along the arc of the street frontage.

2. — **Lot Depth:** The depth of each lot shall be equal to or greater than one hundred feet (100.0') measured from the front property line to the rear property line.

3. — **Front Yard Setback:** The front yard setback shall be not less than twenty feet (20.0').

4. — **Side Yard Setback:** The side yard setback shall be not less than ten feet (10.0').

5. — **Rear Yard Setback:** The rear yard setback shall be not less than fifteen feet (15.0').

6. — **Minimum Landscape Edge:** A landscape edge not less than seven feet (7.0') wide must be constructed in the front yard area parallel to the street.

H. — Maximum Building Height: Subject to further restrictions as may be imposed as the result of Subsection I., below, no building, tower, antennae, sign, light stanchion, or other structure shall exceed forty-five feet (45.0') in height measured from the average street level adjacent to the lot(s) on which said structure is being constructed; provided, however, the maximum height for parking structures shall not exceed three levels above grade measured from the adjacent street.

D.I. — Obstructions to Air Traffic: Notwithstanding any provision of this Ordinance to the contrary, at no time shall the highest point of any building, tower, antennae, sign, light stanchion, or other structure constructed or installed on the Property exceed the maximum height allowed by Federal, State, or local law, regulation, or ordinance, including, but not limited to, regulations promulgated pursuant to Title 49, United States Code §44718, as amended, such that such building or structure would constitute an obstruction to air traffic at the Kerrville/Kerr County Municipal Airport. Prior to issuance of a building permit for any building or structure to be constructed on the Property, the City Building Official, in consultation with the Director of Public Works or his designee, may withhold issuance of a building permit until approval is obtained from the Federal Aviation Administration or its successor agency that the proposed building or structure will not constitute an obstruction to air traffic.

E.J. — Parking Requirements: Except to the extent this ordinance expressly states to the contrary, Development of the Property shall at all times comply with the then current parking regulations of the City.

K. — Landscaping: The development of the Property shall include the following minimum landscaping requirements:

1. — Landscape areas not less than seven feet (7.0') deep from the front property line must be constructed in all front yard areas adjacent to the public right-of-way.

2. Each required landscaping area must consist of at least decorative landscape mulch, xeriscape ground cover, shrubs and trees.
3. One hardwood or evergreen tree must be planted along each public street developed within the Property on centers not exceeding fifty (50) linear feet.
4. With respect to each building site developed within the Property, one hardwood or evergreen tree must be planted on the interior of the lot(s) constituting the building for every twenty (20) off-street parking spaces to be constructed on said lot(s).
5. At the time of planting, planting materials planted on the Property must be on the list of recommended plants set forth in the most recent edition of *Recommended Plants for the Kerrville Area* published by the City.
6. The landscaping for the entrances to the Property from State Highway 27 shall conform in all respects to the landscape plan(s) attached hereto as **Exhibit "B"** and incorporated herein by reference.

L. Signs: The Property may be developed with only the following signs:

1. Except as set forth in Paragraph 4, below, monument signs shall be allowed as follows:
 - a. No more than one sign per lot is allowed;
 - b. The sign must be located in the landscaped area of the front yard adjacent to the public street; provided, however, at no time shall the location of the sign create a visual obstruction to vehicular traffic entering and leaving the lot;
 - c. The height of the sign may not exceed eight feet (8.0') above the adjacent street level; and
 - d. Each sign face shall not exceed an area of thirty-two (32) square feet.
2. Wall signs shall be allowed; provided, however, the total area of all wall signs located on each building elevation (inclusive of the face of any wall extending from the face of a building) may not exceed fifteen percent (15%) of the total area of the building elevation.
3. One monument sign shall be allowed at each entrance to the Property along State Highway 27, but in no case more than two such signs are allowed, each sign being subject to the following:
 - a. The sign shall not exceed a height of fifteen (15) feet measured from the adjacent street level;
 - b. The sign face shall not exceed an area of ninety (90) square feet;
 - c. The signs may not be internally illuminated; provided, however, such lighting must be designed and in such a manner that it does not constitute a hazard to air traffic arriving or departing the Kerrville/Kerr County Municipal Airport;

- d. — Copy on the sign shall consist of raised-cut symbols, and
- e. — The sign must be anchored by a masonry base that extends vertically from the base of the anchor to the bottom of the sign copy area.

4. — If a multi-unit building containing three or more units for the purpose of locating multiple owners or multiple tenants therein is developed within the Property, monument-type signs that can accommodate the identification of multiple tenants/owners may be located on the lot(s) on which said multi-unit building and its related parking areas are constructed, provided said monument signs comply with the following:

- a. — The signs must be located in the landscaped area of the front yard adjacent to the public street; provided, however, at no time shall the location of the sign(s) create a visual obstruction to vehicular traffic entering and leaving the lot;
- b. — The height of the sign may not exceed twelve feet (12.0') above the adjacent street level;
- c. — Each sign face, exclusive of the frame of the sign, shall not exceed an area of 120 square feet;

- d. — The width of the sign shall not exceed twelve feet (12.0'); and
- e. — There shall be not less than sixty feet (60.0') between the multi-tenant sign authorized by this Paragraph 4, and any other monument sign, regardless of whether said other sign is a single-tenant/owner or multi-tenant/owner sign.

M. — Building Exteriors: The buildings constructed on each lot must comply with the following minimum standards regarding exterior wall design and construction:

1. — Main Building: The elevations of the building constructed closest to the front yard setback line (hereafter referred to as the "Main Building") must be designed and built as follows:

- a. — **Front Elevations:** Not less than fifty percent (50%) of any building face that faces the front yard setback (hereafter referred to as the "Front Elevation") shall consist of masonry and/or glass. If the Main Building is also constructed with offsets and projections facing the front yard setback, the visible facing walls of such offsets and projections must be constructed with materials similar to the Main Building as shown in Figures 4a and 4b.
- b. — **Side Elevations:** The intersecting walls with Front Elevation (hereafter referred to as "Side Elevation Walls") shall be designed and constructed as follows:
 - i. — Not less than the lesser of twenty-four feet (24.0') or twenty-five percent (25%) of the length of each Side Elevation Wall must be constructed of masonry materials at the same height as the masonry placed on the Front Elevation as illustrated in Figure 4.

ii. — The materials on the remaining portion of said Side Elevation Walls must be substantially similar to the design and color of the Front Elevation as illustrated in Figure 4.

iii. — Side Elevation Walls screened from view with a screening fence or landscape as described in Subsection Q.2., below, and as illustrated in Figure 4e shall not be required to comply with Subsection M.1.b.i. above.

2. — **Accessory Buildings:** The elevations of the building(s) constructed on a lot within the Property other than a Main Building must be designed and built as follows:

a. — **Front Elevations:** Not less than fifty percent (50%) of the Front Elevation shall consist of masonry and/or glass, unless the Front Elevation of said building is screened from view with a screening fence, wall, or hedge that conforms to Subsection Q., below, as illustrated in Figures 4c, 4d, and 4e.

b. — **Side and Rear Elevations:** All elevations other than the front elevation may be constructed with any exterior treatment authorized by City building and fire regulations.

3. — **Use of Metal Siding:** Metal siding may be used on those portions of the exterior walls of any building that are not otherwise required to consist of masonry materials or glass; provided, however, the colors on metal siding must be factory applied and blend with the design and color of the elevations facing the front yard setback.

4. — **“Masonry” Defined:** For purpose of this Ordinance, “masonry” and “masonry materials” are defined as that form of construction composed of:

a. — Stone, brick, concrete, hollow clay tile, concrete block or tile, fiber cement material or other similar building units or materials or combination of these materials laid up unit by unit, set in mortar or otherwise fastened to the building exterior;

b. — Brick veneer; and

e. — Exterior plasters, as described in the City of Kerrville Building Code.

FN. Driveways: All driveway entrances on Highway 27 (Junction Highway) shall be prohibited. The number, separation, width, and vehicle storage of driveways within the Property that provide ingress and egress from lots within the Property to a public street shall be as follows:

— **1. — Number:** The maximum number of driveways per lot shall be as follows:

a. — If the frontage of the lot is less than two hundred feet (200.0') wide, only one driveway is allowed.

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b. — If the frontage of the lot is equal to or greater than two hundred (200) feet wide, only one driveway for each one hundred fifty (150) feet of lot frontage plus one additional driveway is allowed.

2. — **Separation:** Driveways within the Property must have the following minimum separations:

a. — If the lot is one (1) acre or larger in area, the driveways must be separated by a distance equal to or greater than one hundred feet (100.0') measured from the centerline of each driveway.

b. — If the lot is less than one (1) acre in area, the driveways must be separated by a distance equal to or greater than fifty feet (50.0') measured from the centerline of each driveway.

3. — **Widths and Turning Radii:** The maximum width and minimum turning radii of driveways shall be as set forth in Figures 5 and 6.

4. — **Storage:** Vehicle storage between the public street and the near side of the first intersecting interior aisle of the driveway shall be as follows:

a. — If there are fifty (50) or fewer off-street parking spaces constructed within the front yard area of the lot, the vehicle storage area shall be not less than twenty feet (20.0').

b. — If there are more than fifty (50) off-street parking spaces constructed within the front yard area of the lot, the storage area shall be not less than fifty-two feet (52.0').

Q. — **Loading and Unloading Areas:** The full length of loading and unloading areas that can be seen from the public street view facing the Front Elevation of the lot in question shall be screened in accordance with Subsection Q, below.

P. — **Outdoor storage and display areas:** Outdoor storage and display of materials, supplies, inventory and equipment on lots developed within the Property shall be subject to the following conditions:

1. — Except as set forth in paragraph 4 of this Subsection P, all materials, supplies, inventory and equipment placed on the exterior of the building must be screened from the public street view facing the Front Elevation of the lot in question.

2. — No materials, supplies, inventory and equipment may be kept or stored:

a. — within any front, side, or rear yard setback;

b. — within any required parking spaces, fire lanes, circulation aisles, or customer pick-up lanes;

c. — within any area that creates a visibility obstruction or otherwise interferes with pedestrian or vehicular circulation; or

d. — on any roof structure.

3. — Fertilizers, chemicals, bulk soil and mulch, petroleum products, and materials classified as hazardous materials that are kept on the exterior of any building must be stored in such a

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manner that storm water cannot directly or indirectly come in contact with such products or materials while being stored.

4. Notwithstanding anything to the contrary in paragraphs 1 through 3, above:

a. Materials, supplies, inventory and equipment may be stored and displayed on the exterior of the building without screening, but only if said materials, supplies, inventory or equipment are placed in an area not more than five feet from the building face on which the main customer entrance is located; and does not exceed four feet in height.

b. Parked self-propelled motor vehicles or trailers shall not constitute outdoor storage so long as such vehicles or trailers are not:

i. motor vehicles or trailers that are staged, parked or stored as part of the operation of a collision, towing, auto storage, mini-warehouse, auto repair or wrecker services business; or

ii. part of the inventory of the business that is available for wholesale or retail purchase.

e. Vehicles and equipment in the inventory of a company operating a business pursuant to Subsections B.12., and B.44, above, may be located such that they are visible from the view facing the Front Elevation without being screened, but only so long as such vehicles and equipment:

i. are not in need of, or undergoing, repair in order to make them operational and available for sale or rent; or

ii. have not received body damage other than that which is generally considered to be normal wear and tear.

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GQ. Screening Regulations: All storage, supplies and equipment shall be screened from view along Highway 27 (Junction Highway) in accordance with city screening regulations. Additionally, except to the extent this ordinance expressly states to the contrary, Development of the remainder of the Property shall at all times comply with the then current screening regulations of the City.

H. Lot Regulations and Development: Except to the extent this ordinance expressly states to the contrary, Development of the Property shall at all times comply with the then current zoning code and subdivision ordinance of the City.

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Whenever this ordinance requires screening to be installed, such screening shall be in accordance with the following specifications:

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1. Such screening must be not less than six feet in height and shall be one of the following constructions:

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a. masonry materials similar in design to the main building; or

b. chain link or ornamental fencing behind a landscape screen or masonry treatment; or

c. a solid, evergreen shrub landscape screen without a fence or wall.

2. Evergreen shrubs used for a landscaped screen must be placed to create at least a six-foot tall solid screen not later than two (2) years after installation and must be maintained in a healthy, growing condition.

3. Screening may not be constructed of wood fencing or chain link with slats.

4. No screening fence or wall (other than a landscape hedge) may exceed eight feet (8.0') in height.

IR. Rooftop Mechanical Equipment: Rooftop mechanical equipment must be screened from view such that it cannot be seen from ground level when standing on the immediately adjacent properties. Roof top equipment should be placed in a linear grid configuration except for building code required vents or flues.

SECTION FOUR. Appendix 1, containing Figures 1, 2, 3, 4, 4a, 4b, 4c, 4d, 4e, 5, and 6, attached to this Ordinance is hereby incorporated herein by reference and made a part of this Ordinance as if set forth in full herein.

PASSED AND APPROVED ON FIRST READING, this the 13th day of November, 20012016.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 27th day of November, 20012016.

ATTEST:

Stephen P. Fine
Jack Pratt, Jr., Mayor

Sheila L. Brand
Brenda G. Craig, City Clerk/Secretary

APPROVED AS TO FORM:

|

| ~~Kevin B. Laughlin~~ Michael C. Hayes, City Attorney

EXHIBIT "A"

ANNEXATION SERVICE PLAN
AIRPORT COMMERCE PARK

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Animal Control	The provisions of animal control services shall be in effect following annexation of the property.	Immediately following annexation
Code Enforcement	The provisions of Code Enforcement services, including the application and enforcement of building, electrical, plumbing, and other related code requirements adopted by the City of Kerrville shall be made immediately to the area upon annexation. The preparation of a zoning plan shall serve as a basis for the zoning of land following annexation. The adoption of the zoning plan shall be in accordance with the procedures of the City of Kerrville's Zoning Ordinance.	Immediately following annexation, zoning to be concurrent with annexation
Fire Protection and Suppression	Fire protection and suppression personnel and equipment from the Kerrville Fire Department will be provided to the area as needed.	Immediately following annexation
Fire Prevention	The services of the City of Kerrville Fire Marshall shall be provided to the area.	Immediately following annexation.
Library	Residents of the area will continue to be entitled to utilize all City of Kerrville Library facilities.	Immediately following annexation.
Parks and Recreation	City of Kerrville Parks and Recreation services will continue to be available to the area residents.	Immediately following annexation
Police Protection	Police protection personnel and equipment shall be provided to the area immediately upon annexation. Police enforcement and protection services shall be provided through regular patrol activities.	Immediately following annexation

ANNEXATION SERVICE PLAN (CONTINUED)

SERVICE	DETAILS OF SERVICE PROVIDED	TIMETABLE
Public Services - Street Department	Public streets not maintained by the Texas Department of Transportation within the area shall be maintained by the City of Kerrville.	Immediately following annexation
Sanitation (Refuse Collection)	Refuse collection shall be available to residents of the annexed area at the same costs and procedures as required of city residents and businesses.	Immediately following annexation
Traffic Engineering	Traffic control devices and street markers shall be installed where deemed necessary by the city street department, except as provided by the Texas Department of Transportation.	Immediately following annexation
Utilities (Water and Wastewater Collection)	Extension of utilities to the property shall be in accordance with the City of Kerrville's Subdivision Ordinance and per agreement among the City and owners of the property annexed dated September 25, 2001. Extension of utilities within the property shall be in accordance with the City of Kerrville's Subdivision Ordinance.	As the property develops

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Agenda Item:

3B. Kerrville Economic Development Corporation Update. (Jonas Titas)

**TO BE CONSIDERED BY THE
ECONOMIC IMPROVEMENT CORPORATION,
CITY OF KERRVILLE, TEXAS**

SUBJECT: Update on Kerr Economic Development Corporation Activities

FOR AGENDA OF: February 15, 2016 **DATE SUBMITTED:** February 12, 2016

SUBMITTED BY: Ashlea Boyle *ab* **CLEARANCES:** Todd Parton
Special Projects Manager City Manager

EXHIBITS:

AGENDA MAILED TO:

APPROVED FOR SUBMITTAL BY CITY MANAGER: *TP*

Expenditure	Current Balance	Amount	Account
Required:	in Account:	Budgeted:	Number:
\$	\$	\$	

PAYMENT TO BE MADE TO:

REVIEWED BY THE DIRECTOR OF FINANCE:

SUMMARY STATEMENT

The Executive Director of the Kerr Economic Development Corporation will provide a report regarding KEDC activity.

RECOMMENDED ACTION

This is for information only. No recommended action.