



COMPREHENSIVE PLAN

2019

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(Located in back of the Plan)

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CITIZEN PARTICIPATION

COUNCIL

**MAYOR LISA B. PIERCE
MAYOR PRO-TEM KIMBERLY McGEHEE-ALDRICH
COUNCIL MEMBER SYLVIA LEOS APODACA
COUNCIL MEMBER MIKE GRANT
COUNCIL MEMBER JERRY LEHMAN
COUNCIL MEMBER JOHN PIERCE
COUNCIL MEMBER DEBRA WILSON**

CITY STAFF

**CITY MANAGER MONIQUE L. VERNON
CITY SECRETARY PATTY COX
PUBLIC WORKS DIRECTOR GILBERT W. SALAS, JR
FINANCE DIRECTOR TINA YNFANTE
POLICE CHIEF KEVIN BOIS
FIRE CHIEF CHARLIE ALFARO**

PLANNING AND ZONING COMMISSION

**CHAIRPERSON CLAY McBEE
VICE-CHAIRPERSON JEFFERY CONAWAY
COMMISSIONER LORENZO BAKER
COMMISSIONER JULIE HINOJOSA
COMMISSIONER RAUL MARTINEZ**

PREAMBLE

Sound planning is that which puts land to its efficient and effective use. The basis of such planning is an understanding of past growth and knowledge of the existing physical structure of a community. The physical inventory of a city provides the foundation for decisions in respect to plans and actions that will affect its future.

Plans must be made for private as well as public land, at least in the broader classifications of the use of such land. In planning makes possible the timely and efficient location of public services, utilities, streets, schools, etc., and protecting of private property.

Therefore, the purpose of the Comprehensive plan is two-fold: (1) to identify the land use and development characteristics and trends in the different parts of the urban areas, and (2) to propose generalized future use projections. Successful plans for a growing urban community must consider more than physical structure. The plan must consider the unseen forces and the unseen activities that make, shape, and change its physical structure. Traditional growth patterns that have been observed should be analyzed to identify the past and present trends and project the future trends in Kirby. The Comprehensive Plan is not intended to be a rigid mold into which all public and private activities are cast. It is intended to be a reasonable guide for those who serve or contribute to community growth.

ONE YEAR GOALS

1. Encourage growth of new businesses with emphasis in the commercially zoned areas. The City Manager will make an annual report on the status of this goal to the Planning and Zoning Commission and the Economic Development Committee in a joint meeting.
2. Promote maintenance of City infrastructure. A written annual report on the total number of water meter hookups in residential and commercial areas, streets, sewer, water, drainage, etc., will be provided to the Planning and Zoning Commission along with a maintenance and repair schedule.
3. Improve and update parks and recreational facilities. Appoint a coordinating committee between the City of Kirby and recreational organizations, such as Little League officials to determine what improvements will be completed, who will bear the costs, etc. A report will be submitted to the City Council by May 15th annually with recommendations for the upcoming fiscal year.
4. Adhere to existing building codes. Public and commercial buildings are encouraged and all new public and commercial buildings are required to be ADA compliant.
5. Review the Zoning Ordinance annually. It should be reviewed once a year for possible changes or updates.
6. Embrace various methods of communication. City Council, staff, boards, commissions and committees strive to have a constant flow of communication for the community.
7. Promote Kirby as a “green city”. Encourage commercial and residential recycling.
8. Update traffic control study by the end of 2019.
9. Install signage at new city limits to identify areas acquired after the last boundary adjustment.

FIVE YEAR GOALS

1. Reconstruct all of Ackerman Road within city limits to include curbs.
2. Connect all existing sidewalks to walkways around mailboxes so not to obstruct pedestrian traffic.

3. Replace the old two, three and four inch galvanized water mains and valves in the City as determined by the Public Works Director.
4. Provide pedestrians safe access to all bus stops.
6. Form a Farmer's Market and a five member Farmer's Board.
7. Determine location, design and funding for construction of a new City Hall and Police Station.
8. Remodel existing bathrooms at Friendship Park and construct new bathroom at Hugo Lentz Park.

HISTORICAL DEVELOPMENT AND GENERAL CHARACTERISTICS

LOCAL HISTORY

Kirby is an independent Home-rule City located within the geographic limits of the City of San Antonio, both within Bexar County, Texas. Kirby originated in 1877 as a pick-up point for cotton and corn on the Southern Pacific Railroad and grew into a farm-to-market and residential center. By 1927 there were eleven families located in Kirby. The abundance of cotton and corn-initiated City growth which in turn introduced a meat market, cotton gin, corn cellar, feed lot, and a country school.

Although roads were primitive, travel to and through Kirby during these early years was extensive. Old Seguin Road, also known as FM 78, was the only route from the surrounding San Antonio area to Houston and the coast of Texas. In 1955, the City was incorporated and added the Kirby Volunteer Fire Department which was started in 1950. The population had steadily grown to 550 persons.

In 1960, Kirby Manor Subdivision continued the upswing in population for the City and construction of new homes continued heavily until 1984. The present population of Kirby is approximately 8,705. Kirby has maintained a pleasant residential atmosphere contributing to an increase in percentage of young families and school age children in the City, while remaining a desirable location for the elderly and newly retired.

Kirby still has a few vacant tracts of land within the incorporated areas which offer opportunity for further commercial development.

ECONOMIC DEVELOPMENT

A strong positive economic influence on Kirby's future development is the dynamic growth of the City of San Antonio which it adjoins. As San Antonio has grown, Kirby's attractiveness has brought an increased business growth as support service requirements for the community have increased. The per capita income of the City has steadily

climbed from \$2,920 in 1969 to \$6,237 in 1979 to \$9,401 in 1985. The approximate per capita income in 2018 was \$44,063.

FAMILY COMPOSITION

For population estimating purposes the average figure of 2.8 persons per dwelling unit is used.

POPULATION GROWTH

The table below summarizes the Kirby population since 1955. The 1955, 1960, 1970, 1980, 2000 and 2010 figures are census year data.

KIRBY POPULATION Incorporated Area			
<u>YEAR</u>	<u>POPULATION</u>	<u>INCREASE/DECREASE</u>	
1955	550	----	
1960	680	130	
1970	2,558	1,878	
1980	6,435	3,877	
1988	7,832	1,397	
2000	8279	447	
2010	8,695	416	
2012	8,633	-62	
2015	8,442	-191	
2016	8,550	108	
2017	8,640	90	
2018	8,705	65	

FUTURE

The Kirby population projections are based on historic population changes and recent population increases. These projections are listed below:

KIRBY'S POPULATION PROJECTIONS	
<u>YEAR</u>	<u>PLANNING AREA</u>
1980	6,435
1987	8,000
1997	8,300
2010	8,600
2020	8,900

The majority of new population will probably locate within the present incorporated area. Vacant areas of the City should be developed to utilize existing facilities such as streets and utilities. The average population density at present in Kirby is around 5.9 persons per acre, which is below average and causes no problems. As the City develops and utilizes vacant property within the City limits the density should increase to about 10.8 persons per acre by 2020.

REGIONAL AND LOCAL ENVIRONMENTAL CHARACTERISTICS

Kirby does play a major role in the economy and function of the region. It further provides an excellent working force for the City of San Antonio and Bexar County.

CLIMATE

Kirby has mild winters and temperate summers. The annual median temperature of 75 degrees is influenced by the Gulf of Mexico, located 150 miles to the southeast. The prevailing winds are from the southeast for most of the year. During winter months winds vary, but are predominantly from the north. The normal monthly precipitation of Bexar County varies from a minimum of 1.46 in December to 3.71 inches in September.

PHYSIOGRAPHY

Kirby's elevation is approximately 700 feet above mean sea level. The City of Kirby is bordered by the City of San Antonio on all sides. The general florae is grasslands with the trees predominantly Mesquite, Hackberry, Ash, Elm, and Texas Persimmon.

TOPOGRAPHY

The surface topography in Kirby is basically flat, with surface drainage system for the community.

AIR AND WATER

There is very little air pollution in the Planning area. The City of Kirby's air is very clean and pure, and should be protected. Kirby and Bexar County are located over an excellent underground water supply. This supply is the Edwards Aquifer, which is managed by the Edwards Aquifer Authority. Good municipal water supplies in Bexar County have been found at depths from 700 to 1,200 feet. The water is of high quality and should be available in ample quantities with proper conservation during the Planning Period. An annual report from Texas Commission for Environmental Quality (TCEQ) for air and water quality is provided.

RECREATIONAL/PARKS

The City of Kirby has four parks. Hugo Lentz and Friendship Park are located on the east edge of the City along Rosillo Creek between Old Seguin Road and Binz Engleman Road. Pryor Smith Park is located at the intersection of Binz Engleman and Charles Conrad and John Sterling Building, also located at the intersection of Binz Engleman and Charles Conrad, includes a swimming pool and community building. Ignacio Ceja Park is located on Autumn Lane. These City Parks of approximately 87.9 acres should accommodate the projected population of 2020; however, improvements should continue.

SOCIAL AND CULTURAL PATTERNS

The local population of Kirby is very similar in cultural and sociological characteristics to that of many South Texas Cities. The population of Kirby as of the 2010 census was composed of 22.97% Anglo, 40.96% Hispanic, 14.81% Black, and 21.25% other.

ECONOMIC CHARACTERISTICS

The economy of the Planning Area is based on employment at Military installations, manufacturing, commercial and professional occupations.

EMPLOYMENT PATTERN

Private enterprises will continue to increase in importance as an employer. Although a large number of employers are located outside the City, the Business District has become an increasing employer for the labor force in Kirby. The labor force in Kirby is comprised of a broad range of trade and professional people.

POPULATION

The 1930 county population was 292,523 and the 2012 population was 1,714,744. The 2020 county population is anticipated to be 2,062,088 Kirby's population has increased from 550 in 1955 to a current figure of 8,705.

AGE

There has been a slight increase in the median age level for Kirby from 25.9 in 1970 to 38.2 in 2018.

LAND USE

The following analysis and summary will review the area within the Kirby City limits.

RESIDENTIAL

The existing land use devoted to residential uses in Kirby is high. There are 100 per population per 17 acres. This is an asset to the community by providing more private open space.

COMMERCIAL

Kirby has a business/commercial area concentrated along two major thoroughfares with concentration on FM 78. Therefore, the existing commercial land use in Kirby is relatively small when compare to residential ratios. Developed commercial areas are also small in number and size, as well as being scattered throughout the City. Generating more commercial business has become the focus of the City.

PUBLIC

The public uses in Kirby include approximately 87.9 acres of developed park land and Little League baseball fields.

INDUSTRIAL

At present, there is no industrial use of land in Kirby. However, there are areas zoned for light industry.

STREETS AND ALLEYS

Only 15 percent of Kirby's developed area is devoted to streets and alleys.

VACANT: UNDEVELOPED-DEVELOPED

Kirby has about 9 percent of land to be developed. The undeveloped acreage is zoned as commercial/light industry.

FUTURE LAND USE

The future land use pattern of Kirby is directly affected by a number of elements. These elements are discussed below.

EXISTING LAND USE INFLUENCE

The existing land use patterns and characteristics will influence the future land use pattern. The amount of acreage per 100 populations will decrease slightly, as well as the

percentage of undeveloped areas. These characteristics, however, should not change a great deal.

TRANSPORTATION AND THOROUGHFARES

Kirby has VIA Metropolitan Transit and has access to IH-10, IH-35, Loop 410, and FM-78.

PHYSICAL FEATURE

Rosillo Creek is the major physical feature in Kirby. This feature is an important open space and recreational asset to the community. Friendship Park is located adjacent to the creek. In 2016, Bexar County completed a flood control capital improvement project that included multiple bridge and channel improvements along this area. Bexar County invested nearly \$10 million throughout the County for such improvements.

UTILITIES

Gas and electricity are furnished to the City of Kirby by CPS Energy of San Antonio, CPS Energy maintains their own easements and rights-of-ways. Water and sewage collection system services are furnished and owned by the City of Kirby, Texas. Sewage is processed by San Antonio Water System (SAWS). Telephone, Internet and Cellular services are supplied by multiple providers. Public utilities property designed and constructed are invaluable to the development of a community.

SCHOOLS AND RECREATION

Kirby's schools are consolidated area schools in the Judson Independent School District. Hopkins Elementary school is located on Ackerman Road and has grades Kindergarten through fifth. Kirby Middle school is located on Old Seguin Road and has grades six through eight. As a result of a Bond Proposal passed by voters, JISD made repairs to Hopkins Elementary and is currently renovating and adding to Kirby Middle School.

SUMMARY

Increased emphasis is needed to encourage businesses to locate in Kirby.

THOROUGHFARES

This section deals with existing conditions of all major and secondary thoroughfares in Kirby Planning Area as shown on Map 3 in the back of the Plan.

TRAFFIC COUNTS

A traffic survey was conducted in August of 2013 (8:00 P.M) in the 3900 block of Ackerman Road. In this ten-day timeframe there were 47,203 vehicles that traveled through this block. The survey was repeated in January of 2017 and indicated the total had risen to 57736. The trend indicated an annual increase of approximately 2106 vehicles each year. The Police Department predicts the total number of vehicles using this thoroughfare to be nearly 70,000 per ten-day period by the year 2022.

A traffic survey was conducted in December 2012 at the intersection of Ackerman Road and Binz Engleman Road. The total for this survey was 151,706 vehicles. While analyzing the charts, a pattern was noted for the traffic flow and it is highly likely that this traffic is not residents of Kirby. There was an unusual spike in southbound volume during the 7:00 A.M. hour on weekdays just south of the intersection (likely Sunrise and Candlewood residents leaving for school and work), and then another spike in vehicles traveling eastbound in the 5:00 P.M. hour on weekdays just east of the intersection (likely sunrise and Candlewood residents returning home from school and work). So, it appears that the traffic traveling through the intersection of Ackerman and Binz Engelman roads may be predominantly non-residents. While this survey was conducted in 2012, current traffic patterns seem to indicate an increase similar to the survey conducted at the 3900 block of Ackerman Road in 2017

TRAFFIC CONTROL DATA

The traffic controls in Kirby are by traffic signal lights, and stop signs at necessary locations throughout the City. Three traffic signal lights are located at the intersections of F.M. 78 and Old Seguin Road, F.M. 78 and Gibbs Sprawl Road and F.M. 78 and Summerfest. These are maintained by TxDOT. The remainders of the intersections are controlled by either stop signs or yield signs. Future addition of a fourth stop signal light at the intersection of Ackerman Road and Binz Engleman is in the discussion stage.

WATER SYSTEM

An adequate supply of water for drinking, household use, sanitation, fire protection, and other uses is basic to the maintenance of the public health and welfare. Growth and development of commerce and industry also depend on an adequate water supply.

STANDARD & CRITERIA

The criteria of the Texas Commission on Environmental Quality and the Texas State Board of Insurance were used to determine the adequacy of existing facilities and the future needs of the City. The standards are being met by the City of Kirby water system.

WATER DEMAND (CITY OF KIRBY UPDATE WATER DEMAND CHART)

The following table shows the projected water demand for water usage for 2018: Currently the amount of water produced is meeting the current demand. Projected demand would be based on the future development of the existing vacant properties. The size of the development will determine future demands.

PROJECTED WATER DEMAND

Year	Population	Av. Demand	Peak Demand
2018	8,000	1,279 GPM	3,197 GPM
2021	8,200	1,708 GPM	4,270 GPM
2024	8,300	2,300 GPM	6,250 GPM

GPM – gallons per minute

EXISTING WATER SYSTEM

Water Supply

The City of Kirby obtains water from two wells that are about 1,130 feet deep. At the present time the wells provide an adequate supply of water in accordance with the State Board of Insurance.

Water Treatment

Water from the two wells is slightly mineralized. Chlorine is injected into the water systems at the well heads as required by the Texas Commission on Environmental Quality.

Water Storage

The City operates two elevated storage tanks with a capacity of 750,000 gallons and one ground storage tank with a capacity of 1,000,000 gallons. The 500,000-gallon elevated storage tank located at well #3 was built in 1972. Its maximum capacity is 2,400 GPM. A backup generator was installed in December of 2017 at the well #3 location to provide continual water service for a period of 24 hours in the case of a power outage. The generator will turn on as needed and will run only as needed.

The 1,000,000-gallon ground level storage tank was built in 1981. The 250,000-gallon elevated storage tank at well #2 was built in 1964. Its maximum capacity is approximately 1,200 GPM (well production).

Water Distribution System

Besides the water pressure from the elevated tank, well #3 has three distribution booster pumps. The pumps operate automatically and have a total capacity of 2,400 gallons per minute. The capacity of two pumps is adequate to meet the present needs of Kirby. A network of mains, lines, and service leads, that range in size from 1 ½ through 12-inches, supply water to residences, commercial establishments, and fire hydrants.

WATER PLAN

Treatment

The existing chlorinator facilities at the water well production sites have been upgraded with new chlorinator pumps, chlorine feeders, chlorine injectors, a new chlorine building at well #2, and meet TCEQ standards.

Elevated Storage

The existing 750,000-gallon elevated storage tank and 1,000,000-gallon ground level storage tank will adequately serve the City through the Planning Period. A thorough inspection of the tank is made once a year as required by Texas Commission on Environmental Quality.

Distribution

All fire hydrants should be connected to water mains with a minimum diameter of six inches. The City will continue to install additional fire hydrants in various locations to provide adequate fire protection to all parts of the City as needed.

WASTE WATER

GENERAL

A community sanitary sewer system has the function of collecting, transporting domestic, commercial, and industrial wastes. Ordinary domestic household sewage and some ground up garbage constitute the bulk of sewage and normally create no unique problems. Commercial and industrial wastes should be given proper considerations, but usually can be handled with domestic sewage. The transportation of waste-water away from homes, businesses, and industries, and the subsequent treatment of the waste-water are elemental to the general public health and welfare of the community.

CRITERIA & STANDARDS

The Texas Commission on Environmental Quality establishes requirements for waste water collection and disposal.

EXISTING SEWAGE SYSTEM

Collection System

There are a few areas within the corporate limits of the City which are not presently being served. These areas will need sewer lines installed as the land is developed.

Existing Sewage Lift Station

Major improvements to the lift station were made in March 2010. A new wet well was installed with two new submersible pumps. Additionally, the force main was connected to the existing sewer main on Pageland, thereby expanding its capabilities. One submersible pump has been replaced and one has been rebuilt as of November 2018.

SEWAGE PLAN

Collection Systems

Sewage collection facilities should be constructed as land development creates a need for the facilities. Extension of the lines will have to be made as the development of the City increases.

Lift Station

The capacity of the lift station and force main is adequate to handle maximum flows. Improvements have been made to increase the capacity of the lift station and force main.

Sewage Treatment

Sewage treatment for the City of Kirby is provided by San Antonio Water System.

RECREATION & OPEN SPACE

Kirby has four city parks at the present time. The seven-acre Hugo Lentz, 87.9 acre Friendship Park, 3.75 Pryor Smith Park and a small quarter acre Ignacio Ceja Park on Autumn Lane. In addition to the foregoing City parks, the Little League complex is owned by the City and leased to the Greater Northeast Little League.

EXISTING PARKS

Hugo Lentz Park, dedicated in May 1979, consists of a 40 X 60 picnic pavilion with four picnic tables, one small type barbeque pit, portable restroom and a large parking lot. Friendship Park, dedicated in May 1982, consists of a 60 X 100 picnic pavilion, stage, twenty picnic tables with five barbecue grills, playground equipment, two baseball fields, one softball field, one football field, one lighted tennis court, one basketball court, restrooms, and parking facilities. There is a concession stand located by the Little League fields.

H. Pryor Smith Park is adjacent to the John Sterling Building and Pool. It consists of new playground equipment and a shade structure installed in 2017.

Autumn Lane Park, an odd sized lot in a residential area, consists of playground equipment, a swing set, picnic table and benches. In 2017, the park was renamed, "Ignacio Ceja Park" in honor of longtime City employee Ignacio Ceja.

Friendship Park is an 87.9 acre location, which includes the Rosillo Creek and extends north and south along its path between Seguin Road and Binz-Engleman Road, has great potential and area for development, this area is in the one-hundred year flood plain.

PUBLIC BUILDINGS

Various types of buildings are necessary for public services to be adequately and efficiently provided. Public service buildings considered in this section include City Hall, the Fire Station and Police Station.

CITY HALL (refer to five year goals)

The existing City Hall is no longer adequate for the needs of the city government. Strong consideration should be given to establishing a new City Hall to better serve the community by an improved efficient operation and with greater public visibility. The City Council should form a committee to establish criteria and planning for a new City Hall.

FIRE STATION

The relationship of the Fire Station to the area it serves is of primary importance. The location of the City's various land uses (both existing and projected), population

distribution and density, topography, major thoroughfares, residential and commercial districts, and proximity to hospitals in the Metropolitan area must be considered when locating a Fire Station. The existing Fire Station is located at 5560 Duffek Drive. The Fire Station is currently large enough for the City's needs. The staffing consists of four personnel per 24-hour shift with a three-shift rotation A, B, C, and the Chief who works M-F, 7:00 A.M. to 4:00 P.M. The equipment includes (2) Class A pumpers, a large brush/attack truck, smaller brush truck, command vehicle, (2) Ambulances with MICU capabilities. In 2018, the Fire Station was named in honor of retired Fire Chief, Kevin L. Riedel for his devoted service of 30 years to the Fire Department and to the City of Kirby.

ESD 11 STATION

The City of Kirby Fire Department is contracted to ESD 11 to provide first responder and fire protection services via staffing to the un-incorporated areas of Bexar County that comprise said district. The ESD has provided a fire station at 4511 Texas Palm and related equipment consisting of a pumper, rescue vehicle as well as a brush truck. The City of Kirby provides three fulltime Firefighter/EMT's working a 24/48hr shift, as well as a supervisor Monday thru Friday for 8 hours daily.

DISPATCH

The dispatch operation functions are conducted at the Public Safety Facility. This facility houses the dispatch offices and fire department. The dispatch office has modern technology to provide efficient data to both fire and police departments.

POLICE STATION

The Police Station is headquarters for a service performed away from the building site. Therefore, careful planning is necessary, if the Police Station is to function efficiently and economically. The police facility should meet these needs and is well placed in a high visibility location with good access to major cross roads which have access to the entire community.

JOHN STERLING BUILDING & POOL

The John Sterling, acquired by the City in 1985, consists of a swimming pool, wading pool and permanent recreation building. The John Sterling Building is conveniently located near the geographic center of the City. The community/public meeting room is adequate for approximately 86 persons and can be used for governmental and community meetings and activities. The facility is available to rent for private use. Efforts should be made to further utilize and improve the John Sterling Building and adjacent parks and pool areas to offer even more possible uses for the citizens of Kirby.

ANIMAL SHELTER

The Kirby Animal Shelter is located at 5503 Duffek Drive and was acquired by the City in late 2011. The facility has sixteen indoor/outdoor dog kennels, a small cattery, a medical exam room, office, laundry room and a 13,000 sqft outdoor dog park/exercise area. The primary purpose of the Kirby Animal Shelter is public health and safety. The department was created to help the constituents of the City with loose animals that cause a threat to health and human life. They are responsible for capturing and impounding dangerous or stray animals, investigating cases of animal cruelty, enforcing licensing laws, providing expert testimony in court cases, rescuing trapped animals, writing incident reports, and providing humane care to animals. Additionally, the department handles fosters, adoptions, and reuniting animals with their owners.

PUBLIC WORKS FACILITY

The Public Works Facility is currently located at 5503 Duffek Drive and was acquired by the City late 2011. It consists of a nearly 2 acre complex that includes an office/administration building, a large maintenance shop with equipment and materials storage and parking areas. There is also 6500 sqft community garden next to the administrative office. In 2017 a covered parking area was added, and in 2019, the main parking area was redone with asphalt. The building houses the three divisions of the Public Works Department: Parks, Streets, and Water. Current staffing consists of 1 director, 1 crew leader, and 8 other employees.

FUTURE DEVELOPMENT

In conjunction with the Commission to plan for a new City Hall, the projected needs of Animal Services, Fire, Police and Public Works Departments will also need to be evaluated to help establish a plan for best utilizing the municipal properties for various uses.

HOUSING

Residential growth in Kirby is limited at the present time. The only possibilities for future growth of single-family housing are lots on Pageland Drive and a few scattered lots in various locations in the City. The number of housing units is adequate to meet the needs of the community; the best use of land would be for commercial purposes.

ANNEXATION

Due to the fact that the metropolitan five-mile jurisdictional limit of San Antonio overlaps Kirby's existing city limits and the fact that Kirby gave up its extra territorial jurisdiction (ETJ) in 1965, Kirby at the current time does not have jurisdictional limits. It is recommended that the City Council appoint an annexation committee to pursue all avenues and possibilities that may exist to encourage San Antonio to release some of their ETJ to Kirby for future growth and to round off City boundaries for the betterment of the citizens in those areas.

In October 2016, Kirby negotiated a successful boundary adjustment from San Antonio. This agreement requires Kirby to pay San Antonio 50% of all property taxes, sales taxes and franchise fees received from the newly acquired boundary for fifteen years.

CITY FINANCING

PURPOSE & SCOPE

A good financial program should be related to the means of the city to finance the cost, and be coordinated with goals and objectives. Such a program primarily deals with the available money for the development and maintenance of streets, drainage, utilities, park and public buildings.

METHODS OF FINANCING

There are four principal methods of financing permanent capital improvements for municipalities. There are (1) current revenues, (2) general obligation bonds, (3) revenue bonds, and (4) special assessments.

CURRENT REVENUES

Revenues, which are received in the current fiscal year, other than from the sale of bonds of special assessments, are current revenues. It is considered desirable to finance smaller improvements, and particularly those with a shorter life, out of current revenues.

GENERAL OBLIGATION BONDS

This type of financing is the most common method of paying for capital improvements. Repayment of general obligation bonds is secured by pledging the taxing power of the municipality.

SPECIAL ASSESSMENT

This is a form of financing wherein a part of the improvement is paid by those property owners who benefit directly from the particular improvement such as street pavement.

In 2015, the Kirby Crime Control and Prevention District was approved by voters creating a special purpose district. Kirby Crime Control and District has to be voted on for continuation by citizens every five years to keep this special purpose district. This special district collects ¼% local sales and use tax to be used towards Police equipment, training and community services.

GRANTS

These may be state funded, but are primarily federal grant-in-aid programs available to qualified communities. They represent a series of services and varying appropriations designed to assist communities in their social, economic, and political development. Applications flow from the community through area, regional, state, and to federal agencies.

FINANCIAL ANALYSIS

The financial analysis is based on city income, annual budgets, operating costs, overlapping public debts, outstanding municipal bonds, capital leases and public improvements financing practice. The analysis will be the basis on which the municipality's ability to finance capital improvements is determined. Refer to City of Kirby annual audited financial report for detailed information.

GENERAL FUND

The total general fund revenues for the fiscal year ending September 30, 2018 were \$5,205,541. Ad Valorem taxes for maintenance & operations amount to \$1,862,381 in this same period. This amounts to 36% of total general fund revenue.

Changes for services which include Fire and EMS totaled \$824,423 or 16% of total revenue. Franchise fees totaled \$424,334 or 8% of total revenues. Sales tax collected during fiscal year ending 2018 was \$399,461 or 8% of total revenue. Grant revenues totaled \$1,018,408 or 20% of total revenues. Court fines, fees and warrants totaled \$214,227 or 4% of total revenue. Licenses, fees & permits totaled \$413,684 or 6% of total revenue. Intergovernmental totaled \$10,245 or 1% of revenues. Other miscellaneous revenues totaled \$35,378 or 1% of total revenue.

A total of \$5,485,268 was expended on salaries, supplies, materials maintenance, insurance, utilities, equipment and capital expenditures for police, fire, court, animal services, parks & rec, streets & shop, and general operations.

Addition to the expenses that is paid by General Fund, City of Kirby has \$441,885 less amount representing interest (\$39,217) in Capital Leases. The Capital Leases will be paid off in 2024.

WATER, SEWER AND SOLID WASTE FUND

Revenue from the water, sewer, and solid waste fund for the fiscal year ending September 30, 2018 was \$2,297,304. The total expenditures for the water and sewer department amounted to \$1,573,653. Transfers out to other funds totaled \$480,000.

INTEREST & SINKING FUND

Bond retirement expenditures for fiscal year ending 2018 were \$356,869. As of September 30, 2018, the City of Kirby has \$345,000 in Combination Tax & Revenue Certificates of Obligation. The Certificates of Obligation will be paid off in 2019. The City of Kirby has \$6,985,017 in General Obligation Bonds to be paid off year 2038.

ZONING

There shall be a City Planning and Zoning Commission which shall consist of five (5) members serving two (2) year terms which the City Council shall establish by Ordinance.

The Commission shall have the power and be required to:

- (1) Be responsible to and act as an advisory body to the Council.
- (2) Recommend to the City Council for its action and official zoning map and recommend any changes to the map.
- (3) Study plats and plans of proposed subdivisions and insure that all plats and plans conform to the City's subdivision and development Ordinance.
- (4) Annually prepare and or review the General Plan for the City and recommend to the Council any changes.
- (5) Perform such other functions as may be duly delegated to them from time to time by the City Council.

A current Zoning map is attached to the back of this Plan.

ENVIRONMENTAL

The environmental plan consists of not only the safeguards and hazardous conditions, but also a more positive planning and designing type of criteria for land use. Also, focusing attention on upgrading existing structures and facilities is a vital action of the Comprehensive Plan. Moreover, the plan is to provide an environment for optimal living conditions for the community. Control of exposure to adverse environmental influences such as: heavy movements of automobile traffic and other forms of transportation; the adverse effect of their noise, fumes, or smoke and operations of industrial establishments with uncontrolled atmospheric or stream pollutions must be controlled by technological measures and maintained on what is optimum and desirable than what is minimum or adequate in the interest of environmental health and safety for the City of Kirby.