



Lisa B. Pierce, Mayor

Sylvia Apodaca
Mike Grant
Jerry Lehman

Kimberly McGehee-Aldrich
John W. Pierce
Joe Salazar

**CITY COUNCIL MINUTES
BUDGET WORKSHOP/PUBLIC HEARING/SPECIAL MEETING
THURSDAY, JULY 30, 2020 – 6:00 P.M.
CITY HALL COUNCIL CHAMBER
112 BAUMAN, KIRBY, TX 78219**

1. Call Meeting to Order

Mayor Pierce called the meeting to order at 6:18 P.M.

2. Invocation and Pledge of Allegiance to the Flag

Mayor Pierce led the invocation and pledge of allegiance to the flag.

3. Mission Statement

“The City of Kirby is dedicated to delivering excellent municipal services to our community in a fiscally responsible manner.”

4. Roll Call

PRESENT

Mayor Pierce
Mayor Pro-Tem Aldrich, arrived at 6:27 P.M.
Council Member Lehman – Telephone Conference
Council Member Pierce
Council Member Apodaca
Council Member Salazar

ABSENT

Council Member Grant

5. Citizen Participation

- 1.) Debra McMillan – She asked Council to consider the installation of speed bumps.
- 2.) Chris Garza – He addressed the budget and purchase of police vehicles. He suggested the money be used toward purchasing asphalt for our asphalt truck to fill in potholes.
- 3.) Roger Romens – He requested clarification on a budget amendment issue previously brought up. He identified the items he wanted clarification on.
- 4.) Harold Shaw – He said the police vehicles are of the utmost importance. Also, drivers need to be cautious to prevent damage to their vehicles.

6. Budget Workshop

a. Discussion And Direction On The Proposed Budgets For Fiscal Year 2020-2021

Tina Ynfante, Finance Director, stated at this time we do not have the tax calculation work sheet from Bexar County. Therefore everything is preliminary on the revenue for General Fund. Ms. Ynfante provided a summary of the General Fund Revenue, Council Expenditures, City Administration, Police Department, Court, Fire Department, Animal Services; Parks, Streets, General Operations, Water Fund and Debt Service.

7. Public Hearing

- a. On A Request For A Specific Use Permit On A Property Located At CB 4018G (SPRINGFIELD INDUSTRIAL PARK), Lot 5, Otherwise Known As 1448 Springfield Road, Kirby, TX 78219, Which Is Zoned Light Industrial (LI) To Be Used For The Following Purpose: Parking Company Trucks (3), Storing Equipment And Tools In Two 20'X8' Storage Containers, Performing Oil Changes And Some Mechanical Work On Company Vehicles, Storage Of Asphalt And Concrete Materials From Projects. Future Use Will Be To Construct A Building.

Mayor Pierce closed the regular meeting and opened the public hearing at 6:55 P.M.

- 1.) Chris Garza – He said there are questions that need to be answered. Are they going to store hazardous material and what materials? What hours are they going to be driving their trucks on the lot? Will there be noise at 2 AM? Are there going to be potential flooding issues due to drainage issues?
- 2.) James Hiser, BK Paving and Arturo Rodriguez – He is requesting the SUP so he can open an asphalt paving business. He said there are no hazardous materials that will be stored at site, it's all aggregate materials. There is a silt fence around the property to help with drainage and at the back of the property to prevent runoff going into the subdivision. The hours of work are very rarely at night. He said

they do not work on site. If on site they are there to gather tools. Some nights they will get off the road at 8:00 P.M. and onto the lot around 9:30 P.M. – 10:00 P.M. . On rain days they might work between 9:00 A.M. – 5:00 P.M. on the lot.

Mayor Pierce closed the public hearing and opened the regular meeting at 7:01 PM.

- b. On A Request For Variances To The Regulations In Section 153.016 Of The Code Of Ordinances For The Single Family Dwelling District (R-1) (1) To Permit A Garage On An Existing Slab To Occupy An Area Within The Minimum Depth Of Rear Setback Of 20% Of Lot Depth, (2) To Permit A Corner Side Setback Of Less Than 15 Feet, (3) To Permit Building Coverage As A Percentage Of Lot Area Of More Than 50% and (4) To Permit An Accessory Building Coverage Of Rear Yard Of More Than 30% Each For The Property Located At LOT 20, BLK 25, CB 4018B Commonly Known As 4803 Scott Carpenter, Kirby, TX 78219.

Mayor Pierce closed the regular meeting and opened the public hearing at 7:03 P.M.

There being no speakers for this item. Mayor Pierce closed the public hearing and opened the regular meeting at 7:03 PM.

8. Discussion and Possible Action

- a. Discussion And Possible Action On A Request For A Specific Use Permit On A Property Located At CB 4018G (SPRINGFIELD INDUSTRIAL PARK), Lot 5, Otherwise Known As 1448 Springfield Road, Kirby, TX 78219, Which Is Zoned Light Industrial (LI) To Be Used For The Following Purpose: Parking Company Trucks (3), Storing Equipment And Tools In Two 20'X8' Storage Containers, Performing Oil Changes And Some Mechanical Work On Company Vehicles, Storage Of Asphalt And Concrete Materials From Projects. Future Use Will Be To Construct A Building.

Mayor Pierce offered background information from the July 14 2020 Planning and Zoning Commission meeting. Their recommendation was to allow the SUP.

The applicant was present to answer questions. The neighbor next to this property operated 24 hours a day. The activity was not coming from his property.

City Council considered the request.

Council Member Apodaca moved to approve the request for a Specific Use Permit on a property located at CB 4018G (SPRINGFIELD INDUSTRIAL PARK), Lot 5, otherwise known as 1448 Springfield Road, Kirby, TX 78219, which is zoned Light Industrial (LI) to be used for the following purpose: parking company trucks (3), storing equipment and tools in two 20'X8'

storage containers, performing oil changes and some mechanical work on company vehicles, storage of asphalt and concrete materials from projects. future use will be to construct a building; seconded by Mayor Pro-Tem Aldrich. The motion carried with 6-0 vote.

AYES: 6 NAYES: 0

- b. Discussion And Possible Action On A Request For Variances To The Regulations In Section 153.016 Of The Code Of Ordinances For The Single Family Dwelling District (R-1) (1) To Permit A Garage On An Existing Slab To Occupy An Area Within The Minimum Depth Of Rear Setback Of 20% Of Lot Depth, (2) To Permit A Corner Side Setback Of Less Than 15 Feet, (3) To Permit Building Coverage As A Percentage Of Lot Area Of More Than 50% and (4) To Permit An Accessory Building Coverage Of Rear Yard Of More Than 30% Each For The Property Located At LOT 20, BLK 25, CB 4018B Commonly Known As 4803 Scott Carpenter, Kirby, TX 78219.

Mayor Pierce provided background history from the July 14, 2020 Planning and Zoning Commission meeting. Their recommendation was to deny the variance. If City Council wants to override their recommendation, then six members will have to vote yes to overturn the Planning and Zoning Commission recommendation.

Mr. Laminack and Mr. Beryl were present to explain the purpose of the garage and answer questions.

Council considered the request.

Council member Pierce moved to table this item on the request for variances to the regulations in Section 153.016 of the Code of Ordinances for the Single Family Dwelling District (R-1) (1) to permit a garage on an existing slab to occupy an area within the minimum depth of rear setback of 20% of lot depth, (2) to permit a corner side setback of less than 15 feet, (3) to permit building coverage as a percentage of lot area of more than 50% and (4) to permit an accessory building coverage of rear yard of more than 30% each for the property located at LOT 20, BLK 25, CB 4018B commonly known as 4803 Scott Carpenter, Kirby, TX 78219 to next meeting, August 13, 2020; seconded by Council Member Salazar. The motion carried with a 6-0 vote.

AYES: 6 NAYES: 0

- c. Update, Discussion And Possible Action On Binz Engleman Road Reconstruction Project

City Manager Vernon provided an update and answered questions from City Council.

Mayor Pierce asked that a recap of this item be placed on the August 13, 2020 Council agenda.

Michael Ives, Public Works Director, provided an update on the construction taking place.

d. Discussion And Possible Action On A Proposed 2020 Property Tax Rate

City Manager Vernon asked that this item be tabled to the next meeting because we have not been provided the tax rate information.

Council Member Lehman moved to table to August 13 meeting; seconded by Council Member Salazar. The motion carried with 6-0 vote.

9. **Adjournment**

The meeting adjourned at 7:54 P.M.

Lisa B. Pierce
Mayor

Patty Cox, TRMC
City Secretary