

City of Kerrville Planning & Zoning Commission Agenda

Thursday, January 15, 2009, 4:30 p.m.

City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 seventy two hours (72) before the meeting to request accommodations.

Page

1. 4:30 p.m. Call to Order

Chair calls the meeting to order; roll call.

2. Visitor/Citizens' Forum

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. The number of speakers will be limited to the first ten speakers and each speaker is limited to three minutes. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

3. Consent Agenda

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

3A. Approve the minutes from the meeting of December 4, 2008.

2

4. Public Hearings

4A. Replat: J.A. Tivy Addition – A replat of Lots 1 and 2, Block 17, J.A. Tivy Addition, located at 1321 Broadway. Zoned: C-17. Applicant: Texas Land Boundaries. (File No. 2008-67)

7

4B. Replat: Kerrville Meadows – A replat of Lot 3, Block 1, Kerrville Meadows, located at 2330 Junction Highway. Zoned: W-2. Applicant: Voelkel Engineering and Surveying. (File No. 2008-69)

10

4C. Thoroughfare Plan Amendment – A request to amend the Thoroughfare Plan (Link 4, Kerrville Comprehensive Plan) to remove the proposed collector road from Creek Wood Road to Twin Springs Road. Applicant: Voelkel Engineering and Surveying. (File No. 2008-68)

13

5. Staff Reports

22

5A. Future Agenda Items. Applicant: Senior Planner

6. Adjourn - The next scheduled meeting is Thursday, February 5, 2009.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: **FOR AGENDA OF:** January 15, 2009

DESCRIPTION: Approval of minutes of December 4, 2008.

APPLICANT(S): Planning and Zoning Commission Secretary

ATTACHMENT(S): Minutes

MEMBERS PRESENT:

Andy Phillips, Chair
Jim Kessler, Vice Chair
Harold Buell, Commissioner
T. Justin MacDonald, Commissioner
David Watterson, Alternate (Seated)

MEMBERS ABSENT

George Hager, Commissioner
Gene Allen, Alternate
Bruce Motheral, Council Liaison

COUNCIL LIAISON PRESENT

STAFF PRESENT:

Kevin Coleman, Director of Development Services
Gordon Browning, Senior Planner
Trina Ramirez, Planning and Zoning Commission Secretary
Perry Elliott, Fire Marshal
Robert Ojeda, Fire Chief

1. CALL TO ORDER:

On December 4, 2008, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:36 p.m. in the City Hall Council Chambers, 800 Junction Highway.

2. VISITOR/CITIZENS FORUM:

3. CONSENT AGENDA

3A. Approval of the minutes from the meeting of November 20, 2008.

3B. Final Plat: Keystone Section Four A – A five (5) lot, 2.499 acre tract located west of the Yorktown Blvd and Edinburg Drive intersection. Zoned: RC. Applicant: Grogan Surveying. (File No. 2008-23)

Cmr. Phillips excused himself from the Commission during this item due to a conflict of interest with the Final plat. Cmr. Phillips previously filed the proper form with the City.

Cmr. Buell moved for approval of item 3A and 3B; motion was seconded by Cmr. Kessler and passed 4-0-1 with Cmr. Phillips abstaining due to a conflict of interest.

Cmr. Phillips rejoined the Commission at 4:40 p.m.

4. PUBLIC HEARINGS

4A. **Residential Replat: Young Subdivision** – A replat of Lots 1 and 2, Block 64, Young Subdivision located at the north corner of Fourth Street and Lytle Street, 1320 Fourth Street. Zoned: RC. Applicant: Wilkie Surveying. (File No. 2008-65)

Mr. Browning presented the finding of facts to the Commission.

Cmr. Phillips opened the public hearing at 4:41 p.m. No one spoke. Cmr. Phillips closed the public hearing at 4:42 p.m.

Cmr. Kessler moved for approval of the re-plat as submitted; motion was seconded by Cmr. MacDonald and passed 5-0.

4B. **Replat: Fuddrucker Addition** – A replat of lots 2, 3 and 4, Block One, Overstreet Park, 2.64 acres located at 1433, 1421 and 1381 Junction Highway. Zoned: PDD. Applicant: Voedenbaum Engineering, Inc. (File No. 2008-60)

Mr. Browning presented the finding of facts to the Commission.

Cmr. Phillips opened the public hearing at 4:43 p.m. No one spoke. Cmr. Phillips closed the public hearing at 4:44 p.m.

11

Cmr. Kessler questioned item D on the recommendation item that states “Remove individuals names from the signature block . i.e. City Engineer, Chairman, Planning and Zoning Commission”. Cmr. Kessler wanted to know about the signature block for the County Clerk.

Mr. Browning, Senior Planner, stated that the County Clerk is elected and as that change occurs the signature block will change to but that is the County Clerks standard block.

Cmr. Kessler moved for approval of the re-plat; subject to conditions staff has recommended; motion was seconded by Cmr. Watterson and passed 5-0.

4C. **Sign Variance Request** – A variance to the Sign Regulations of the City of Kerrville, Section 27.3(1)(A), to allow a subdivision name sign to exceed the maximum allowable sign area of 32 (thirty-two) square feet by 71 (seventy-one) square feet located at the intersection of Las Cimas Drive and Harper Road. Zoned: ETJ. Applicant Bruce Stracke (Integrity Group Texas). (File No. 2008-64)

Cmr. Phillips excused himself from the Commission during this item due to a conflict of interest with the Sign Variance. Cmr. Phillips previously filed the proper form with the city.

Mr. Browning presented the finding of facts to the Commission.

Cmr. Kessler opened the public hearing at 4:54 p.m..

Bruce Strake, Director of Land Development Integrity Group Texas, explained to the Commission the purpose of the Sign Variance and the location of the signage.

Cmr. Kessler closed the public hearing at 4:54 p.m.

Kevin Coleman, Director of Development Services, discussed with the Commission that it will take a majority of four vote in order to pass and discussed with the Commission there charge in this matter. Mr. Coleman also explained the purpose of signage and size restrictions.

Cmr Kessler stated that the retaining wall exists and they are not asking for any additional signage and in the past we approved a sign that is larger than this for Las Collines.

Cmr. Buell stated that he does not see any safety or visual issues concerning The Heights signage.

Cmr. MacDonald moved for approval of the Sign Variance Request as submitted; motion was seconded by Cmr. Buell and passed 4-0-1 with Cmr. Phillips abstaining due to a conflict of interest.

Cmr. Phillips rejoined the Commission at 4:59 p.m.

5. ACTION ITEM

5A. **Preliminary Plat and Waiver Request: Fox Ridge** – A seven (7) lot, 13.66 acre preliminary plat generally located at the intersection of Rim Rock Road and Blue Sky Lane and a waiver to Article 10-IV-4, Section (A) e, Water Supply System, of the City's Subdivision Regulations. Zoned: ETJ. Applicant: Guadalupe Survey Company. (File No. 2008-58)

Mr. Browning presented the finding of facts to the Commission.

Kevin Coleman, Director of Development Services, explained to the Commission their role of the Waiver and preliminary plat because it is in the ETJ and the City's subdivisions rules apply to this action item. He also explained that the developer is required to meet adequate water supply to his subdivision which come in two parts that of domestic flow and fire protection. Normally fire protect is provided through a series of mains and hydrants properly spaced and supplied with the proper fire flow. The option that was given to the developer was to fire sprinkle houses that are being developed.

Charlie Diggs, Guadalupe Survey Company, stated that they are making the request to waive the fire protection because the private entity that provides the water service in the area which is Aqua Texas is not legally bound to do so and really does not want that burden or responsibility. The owner has talked to Aqua Texas who is the water provider and found that if he was willing to pay them to do the upgrades the system to bring fire protection that they did not want to venture in that area that would give them the liability for producing that when they don't own the liability now. Secondly they have bought the system from Kerrville South Water Company and they have other items to give attention that is important to them than to provide fire protection to these seven lots. He also stated that there are fire hydrants but they are connected to three or four inch mains that would not be able to get fire flow out of those mains and they can not create their own well because it is in Aqua Texas CCN and they would not consent to drilling a well. The Fire Marshal has suggested to sprinkler with in the homes and to limit the size of the home. That is feasible but how would the City know that sprinkler are being put in if a building permit never goes through their office and how do you know the new owner of the house will not turn it off at the valve.

Cmr. Phillips stated that the County is going to require inspections in the County and it is in effect. He also wants to know how close the nearest fire hydrant is to this subdivision,

Perry Elliot, stated that is probably about a mile or a mile and half maybe further that he would consider an approved system. Perry has asked Aqua Texas many times to provide them with their flow information and the first meeting they had they said they would provide that information and they have not complied.

Jack Fasena, the Developer, stated that Aqua Texas has a fire hydrant on each side of the property and one is about 100 ft and the other is 200 ft. He also stated there are hydrant near the property but their flow is only 800gal per minute due to the size of their pipe which does not meet what the Fire Marshal needs to provide fire protection.

Perry Elliott, Fire Marshal, informed the Commission that Aqua Texas has stated that there are areas that will or does meet the fire flow area but they do not have the legal liability to provide it.

He also explained to the Commission the amount of gallons of water it takes to fight a house fire.

Cmr. Phillips question if the City of Kerrville is obligated to provide fire fighting capability to any subdivision in the ETJ.

Robert Ojeda, Fire Chief, explained to the Commission that the contract with the County is that the appropriate voluntary department would be dispatched. If that company does not respond within four minutes then the Kerrville Fire Department is obligated to respond with one engine. When they arrive and they feel like they need additional support then Kerrville will support that company primarily because we are concerned for our fire fighters and not necessary the property.

Jack Fasena, The developer, discussed with the Commission the letter that Aqua Texas provided for him discussing the closet fire hydrants and water flow that is in the Fox Ridge area. He also stated that he plans on building some of the home and having some of the lots for sale and he can not speak on the lot that will be sold but the ones that he plans to build would be no more than 2000 sq ft.

Cmr. MacDonald recommended putting in a booster pump system that has to be rated for fire equipment. The way the booster pump works is you put it on Aqua Texas line. You tap there line, put a meter in and then you put a booster pump on your side of the meter.

Jack Fasena, The developer, informed the Commission that Aqua Texas will not allow him to drill a well to get his own water supply.

Kevin Coleman, Director of Development Services , informed the Commission that the reason the subdivision ordinance applies to the ETJ is to ensure that property is being developed in that area is built to City standards on the event of future annexation.

Cmr. Phillips moved to recommend to the City Council denial of the waiver request and with respect to that the Commission recommends the square footage limitation and take that off the preliminary plat to where there is not a square foot limitation requirement; motion was seconded by Cmr. MacDonald and passed 5-0.

Cmr. Phillips moved for approval of the preliminary Plat; subject to the modification of item E under staff recommendations and request the developer get with staff and modify item E so that a square foot limitation be eliminated from the preliminary plat and adding the fire sprinkler systems must perform as stated in the fire code; motion was seconded by Cmr. Buell and passed 5-0.

6. STAFF REPORTS

6A. Future Agenda Items. Applicant: Senior Planner

7. Adjourn – The next scheduled meeting is Thursday, December 18, 2008.

The meeting adjourned at 5:01 p.m.

ATTEST:

Andy Phillips, Chair

Trina Ramirez, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4A **FOR AGENDA OF:** January 15, 2009

DESCRIPTION: Replat: J.A. Tivy Addition – A replat of Lots 1 and 2, Block 17, J.A. Tivy Addition, located at 1321 Broadway. Zoned: C-17. (File No. 2008-67)

APPLICANT(S): Texas Land Boundaries

ATTACHMENT(S): Location Map, Plat

SUMMARY STATEMENT – FINDING OF FACT

History/Timeline:

- October 28, 2008 – Council adopts Resolution No. 104-2008, a CUP for auto repair at this location, replatting is a condition of approval.
- December 5, 2008 – Replat of Lots 1 and 2, Block 17, J.A. Tivy Addition submitted for review.
- January 7, 2009 – Development Review Committee (DRC) review process completed.
- January 9, 2009 – Staff comments to applicant.
- January 15, 2009 – **Consideration of replat by Commission.**

Summary/Informational Comments:

- Replat is a condition of the Conditional Use Permit approved for this tract.
- Proposed replat will combine Lots 1 and 2 into one (1) lot for development.
- Building plans have been submitted and are currently under review.
- TxDOT approval will be required for access to Broadway (SH 27).
- Sidewalks will be required along street frontages.
- Municipal utilities exist to serve this tract.
- Approval of the replat does not constitute construction approval, individual permits will be required prior to development.

RECOMMENDED ACTION

1. Open the public hearing and receive comments, and
2. Approve the replat subject to the following conditions;
 - a. The replat should be titled, 'J.A. Tivy Addition, Block 17, Lot 1R, a replat of Lots 1 and 2'.
 - b. Show all existing and proposed easements as may be required.
 - c. Provide TxDOT signature block for access approval.
 - d. Any additions and/or alterations that may be required do to engineering plans as required by the City Engineer.
 - e. Add the following TxDOT notes to the final plat;

- For development directly adjacent to State right-of-way, each property owner shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
- Each property owner is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
- A driveway permit must be approved by TxDOT prior to construction in State right-of-way.
- If sidewalks are required the location and design must be approved by TxDOT prior to construction within State right-of-way. The developer shall provide a Texas Department of Licensing and Regulations (TDLR) approved inspection report prior to acceptance of the sidewalk within State right-of-way.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4B **FOR AGENDA OF:** January 15, 2009

DESCRIPTION: Replat: Kerrville Meadows – A replat of Lot 3, Block 1, Kerrville Meadows, located at 2330 Junction Highway. Zoned: W-2. (File No. 2008-69)

APPLICANT(S): Voelkel Engineering and Surveying

ATTACHMENT(S): Location Map, Plat

SUMMARY STATEMENT – FINDING OF FACT

History/Timeline:

- September 1998 – Kerrville Meadows final plat approved by Commission.
- August 2000 – Replat of Lots 1 and 3, Block 1, Kerrville Meadows approved by Commission.
- December 10, 2008 – Replat of Lot 3, Block 1, Kerrville Meadows submitted for review.
- January 7, 2009 – Development Review Committee (DRC) review process completed.
- January 9, 2009 – Staff comments to applicant.
- **January 15, 2009 – Consideration of replat by Commission.**

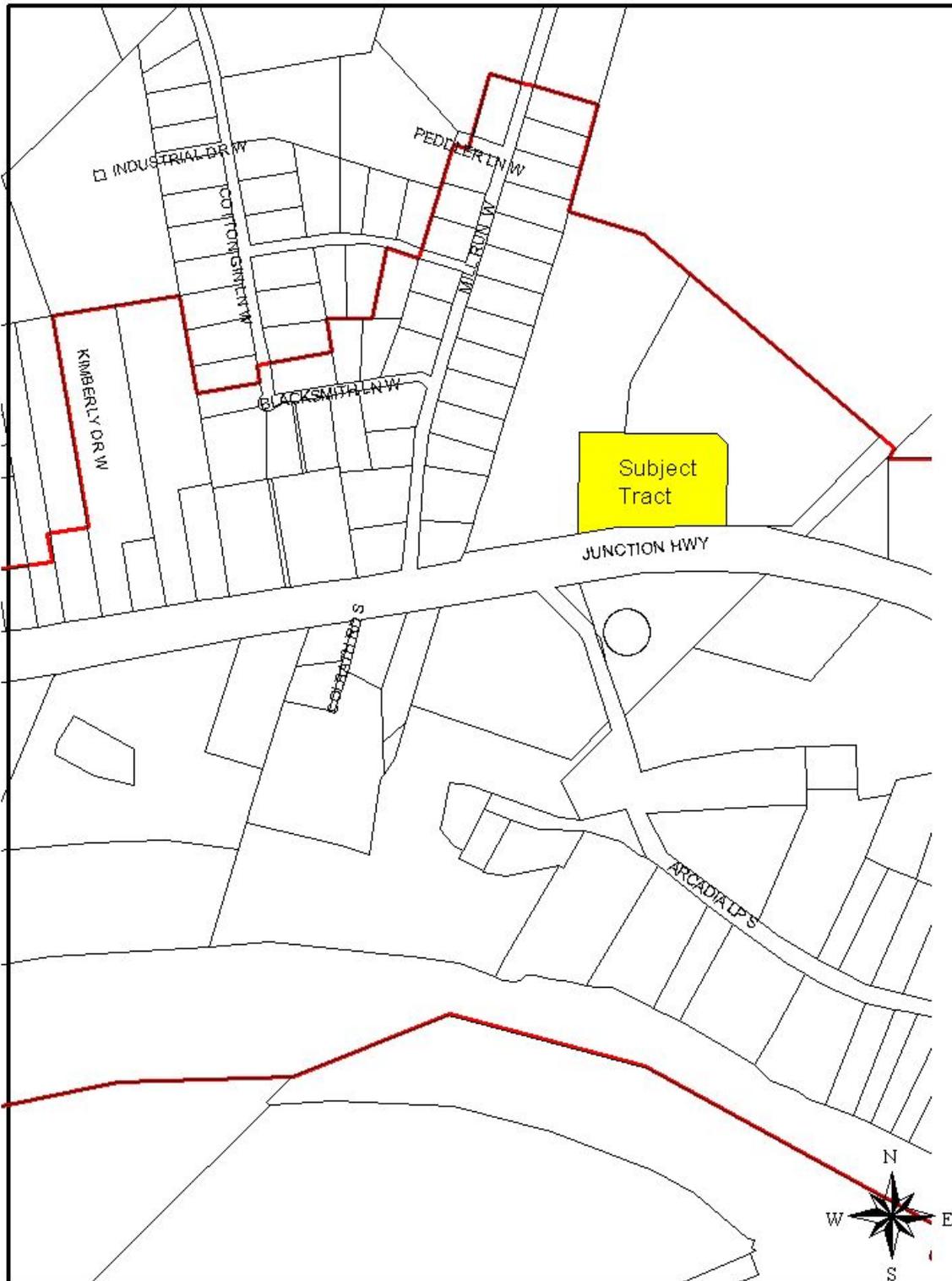
Summary /Informational Comments:

- Replat proposes to divide Lot 3 into two (2) lots.
- TxDOT approval required for access to Junction Highway (SH 27).
- Municipal utilities exist to serve this tract.
- Approval of the replat does not constitute construction approval, individual permits will be required prior to development.
- Prior to final plat acceptance engineering plans must be submitted and approved by the City Engineer, if necessary.

RECOMMENDED ACTION

1. Open the public hearing and receive comments, and
2. Approve the replat subject to the following conditions;
 - a. Show all existing and proposed easements on the final plat with dimensions and labeled by type to include franchise utilities. Label existing easements as 'Existing' and provide recording information. Identify proposed easements by stating dedication method within parenthesis, ex. (By Plat).

- b. The 12-foot wide emergency access easement shown relocated on the replat should be shown as abandoned and relocated by plat. Also, verify plat records reference.
- c. Show existing sanitary sewer easement along common lot line.
- d. Show 'No Access Line' along SH 27, access will be at a 45-foot point centered on the existing emergency access easement. Access to Lots 3R and 4 will be shared.
- e. Any additions and/or alterations to the engineering plans as required by the City Engineer.
- f. Add the following TxDOT notes to the final plat;
 - For development directly adjacent to State right-of-way, each property owner shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.
 - Each property owner is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
 - Non-access easement (s) shown on plat: Lots 3R and 4, Block 1, Kerrville Meadows. Driveway access shall be located at the existing Emergency Access Easement. A driveway permit must be approved by TxDOT prior to construction in State right-of-way.
 - If sidewalks are required the location and design must be approved by TxDOT prior to construction within State right-of-way. The developer shall provide a Texas Department of Licensing and Regulations (TDLR) approved inspection report prior to acceptance of the sidewalk within State right-of-way.
- g. Provide the TxDOT signature block for access approval.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4C **FOR AGENDA OF:** January 15, 2009

DESCRIPTION: **Thoroughfare Plan Amendment** – A request to amend the Thoroughfare Plan (Link 4, Kerrville Comprehensive Plan) to remove the proposed collector road from Creek Wood Road to Twin Springs Road. (File No. 2008-68)

APPLICANT(S): Voelkel Engineering and Surveying

ATTACHMENT(S): Applicants Request, Exhibits

The land owners association's of the Creekwood I and II developments have requested an amendment to the Thoroughfare Plan (Link 4, Kerrville Comprehensive Plan), more specifically the removal of the Creek Wood Road extension, which bisects the Creekwood development.

As background, in January 2008, staff received an application to amend the thoroughfare plan regarding a collector road connecting Creek Wood Road and Spur 100 through the Creekwood and Twin Springs Ranch developments. After review of that request staff recommended a modification of the original request to removal from the thoroughfare plan 'only that portion of the collector road from the Creek Wood Road/Twin Springs Road area to Spur 100'. Recommending that modification maintained the "north/south" potential of the proposed collector road. The current request would eliminate that remaining portion of the proposed collector road as well.

Applicant's Request:

In their request, see attached, the applicant lists the following to justify there request, 1). The proposed location (of the proposed collector road) crosses properties which have already been developed as large acreage tracts, 2). The affected subdivisions are private developments served by private roads, 3). The subdivisions are restricted to a minimum tract size of 25 acres which reduces density in the area, and 4). The topography in the area economically feasible for road construction per the City's maximum grade requirement.

Staff has reviewed the request submitted by the applicant, his justification for removing this road segment from the thoroughfare plan and the need for a future "north/south" connection in eastern Kerr County. While no removal or alteration of any roadway proposal shown on the thoroughfare plan should be considered without a detailed alignment study, staff requests that the following recommendation be considered by the Commission;

1. That the proposed collector road shown on the thoroughfare plan be moved east to Ranch House Road, an existing roadway, as an interim measure, and
2. That further evaluation of the thoroughfare plan in the existing ETJ and the future 2-mile ETJ reflect existing topography and property lines as well as land use, existing and proposed.

RECOMMENDED ACTION

1. Open the public hearing and receive comments, and
2. Recommend to the City Council the relocation of the proposed 'collector road' shown on the Thoroughfare Plan north of Creek Wood Road to Ranch House Road an existing roadway and development of an ordinance so amending the Thoroughfare Plan.

DATE: July 1, 2008
MEMO TO: Gordon Browning
Senior Planner
FROM: Lee C. Voelkel
SUBJECT: City of Kerrville
Thoroughfare Plan

Gordon:

I am writing this memo on behalf of my clients Tom Moser (owner of Lot 2, Creekwood II), Mark Stewart (owner of Lot 1-A, Creekwood V) and Kevin Sutherlin (President of Creekwood II Land Owners Association). They wish to be on the agenda for the next meeting of the planning and zoning commission to request an amendment to the City of Kerrville Thoroughfare Plan as it affects their properties.

The Thoroughfare Plan was brought to our attention through a replat of a lot in Twin Springs Ranch II. The plan showed a proposed collector road connecting Spur 100 (a public road) to Creekwood Road (a private road). On March 25, 2008 the Kerrville City Council passed an ordinance (No. 2008-08) which amended the Thoroughfare Plan by removing a portion of the proposed collector road from Spur 100 to the Creekwood boundary (see Exhibit "A"). My clients are asking the planning commission and council to remove the remainder of the proposed collector road to Creekwood Road (see Exhibit "b").

It is our understanding that the Thoroughfare Plan allows for future roads to loop or connect existing roads and open up areas for development both inside and outside the city's ETJ. These proposed locations should be along existing roads or in areas where it is economically feasible to build roads.

The proposed collector road between Spur 100 and Creekwood Road accomplishes neither objective. The proposed location crosses properties which have already been developed as large acreage tracts. These subdivisions, known as Twin Springs Ranch and Creekwood are both private developments served by private roads. Twin Springs Ranch is a gated community. Both of these subdivision restrict tract size to a minimum of 25 acres. This large tract size will reduce the density of the area. Because of the topography it is not economically feasible to build a road. Also note that the grade of the road would greatly exceed Kerrville's 12% maximum road grade.

Accompanying this memo are Resolutions by the Creekwood I and Creedwood II Land Owners Associations. Mr. Moser, Mr. Stewart, and Mr. Sutherlin respectfully request the City of Kerrville Planning and Zoning Commission and City Council to amend the Thoroughfare Plan by eliminating the remainder of the proposed collector road between Spur 100 and Creekwood Road. They will be at your meeting to offer information and/or answer questions.

Thank you for your help in scheduling this matter.

Lee C. Voelkel

copy: Tom Moser
Mark Stewart
Kevin Sutherlin

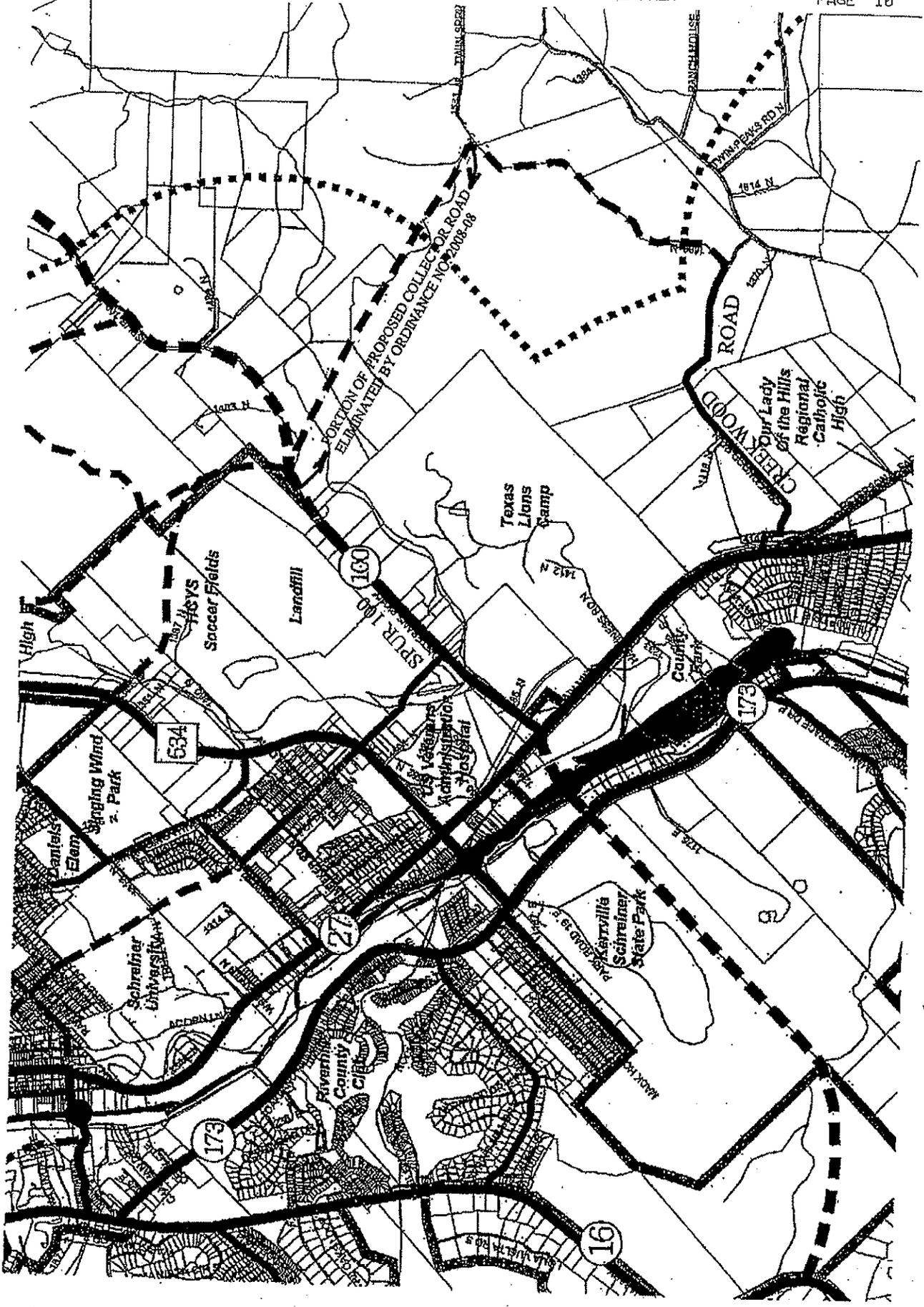


EXHIBIT "A"

**Resolution by the Creekwood I Land Owners Association
Regarding
Proposed Collector Road between Creekwood Rd. and Spur 100**

Whereas, the City of Kerrville deleted, by Ordinance 2008-8 on March 11, 2008, the subject road from the City of Kerrville Thoroughfare Plan (*"..the City Council now finds that the Plan should be amended by deleting from the Thoroughfare Plan a proposed collector road between Spur 100 and Creekwood Road;..."*), and

Whereas, the intent and understanding of the Planning Division of the City of Kerrville is that only a segment of the subject road was eliminated, and

Whereas, the subject projected collector road

- Is not economical because of the steep and narrow terrain, and
- Would degrade the environment, quiet atmosphere, wildlife habitat, erosion and serenity of Creekwood I, and
- Would serve no more than 27 single family residences in Twin Springs I & II, and
- Would not provide an alternate access for Twin Springs in the event of a flood, and
- Would create adverse deed restrictions, and
- Does degrade the values of Creekwood I current market values, therefore

Be it resolved that the Creekwood I Land Owners Association does hereby request the City of Kerrville delete the entire proposed collector road between Creekwood Rd. and Spur 100 (map attached) as delineated in the Thoroughfare Plan of the 2002 Comprehensive Plan.

Passed and Approved by the Creekwood II LOA this 29th day of May,
A.D. 2008.


J.W. Smith, President

**Resolution by the Creekwood II Land Owners Association
Regarding
Proposed Collector Road between Creekwood Rd. and Spur 100**

Whereas, the City of Kerrville deleted, by Ordinance 2008-8 on March 11, 2008, the subject road from the City of Kerrville Thoroughfare Plan (*"..the City Council now finds that the Plan should be amended by deleting from the Thoroughfare Plan a proposed collector road between Spur 100 and Creekwood Road;..."*), and

Whereas, the intent and understanding of the Planning Division of the City of Kerrville is that only a segment of the subject road was eliminated, and

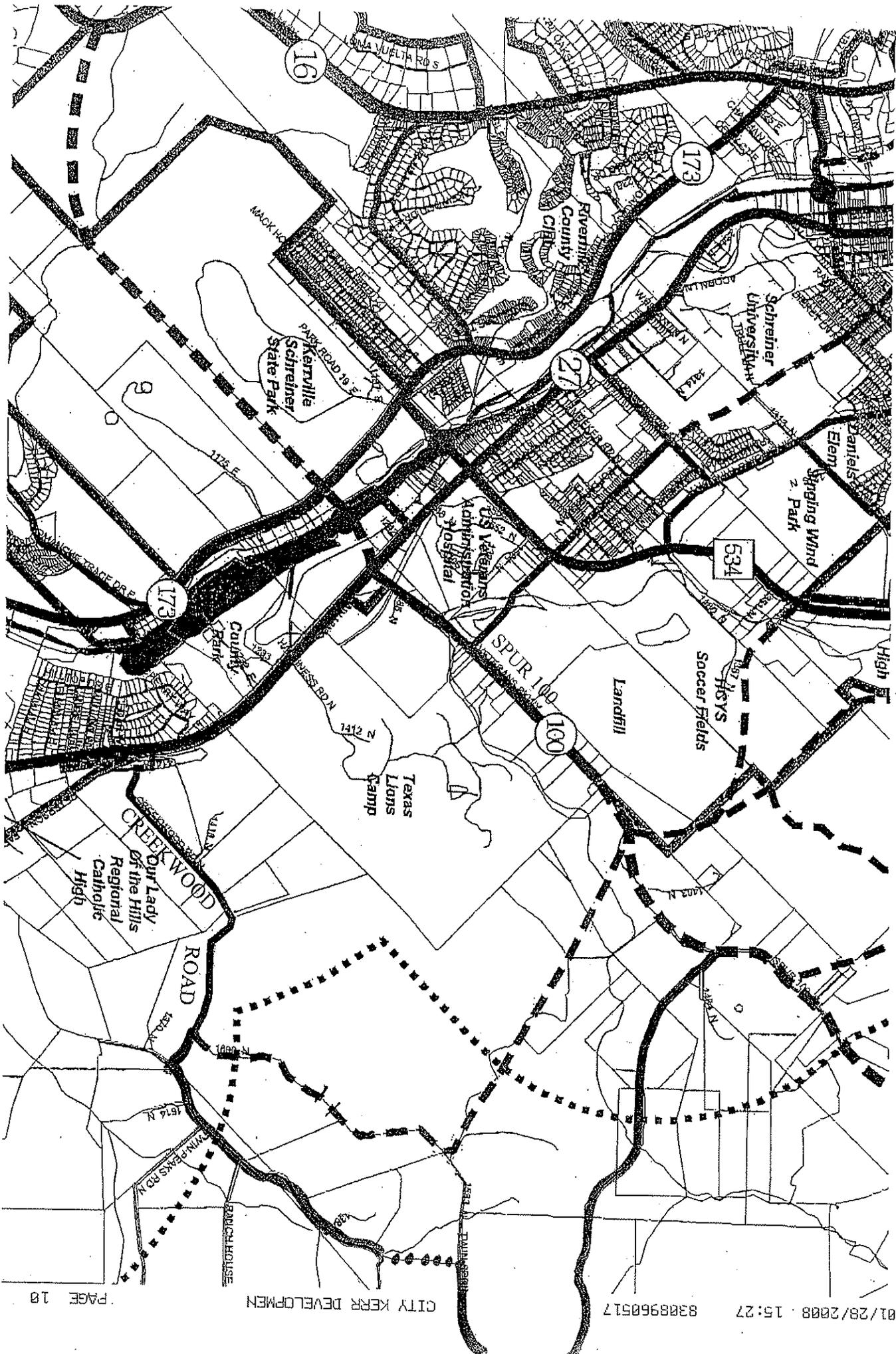
Whereas, the subject projected collector road

- Is not economical because of the steep and narrow terrain, and
- Would degrade the environment, quiet atmosphere, wildlife habitat, erosion and serenity of Creekwood II, and
- Would serve no more than 27 single family residences in Twin Springs I & II, and
- Would not provide an alternate access for Twin Springs in the event of a flood, and
- Would create adverse deed restrictions, and
- Does degrade the values of Creekwood II current market values, therefore

Be it resolved that the Creekwood II Land Owners Association does hereby request the City of Kerrville delete the entire proposed collector road between Creekwood Rd. and Spur 100 (map attached) as delineated in the Thoroughfare Plan of the 2002 Comprehensive Plan.

Passed and Approved by the Creekwood II LOA this 24th day of May, A.D. 2008.


Kevin Sutherlin, President



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 5A **FOR AGENDA OF:** January 15, 2009
DESCRIPTION: Future Agenda Items
APPLICANT(S): Gordon Browning, Senior Planner
ATTACHMENT(S):

The following items have been tentatively scheduled for the February 5, 2009 Commission meeting.

Final Plat: Legion Habitat – A twenty-four (24) lot single family development located northwest of the Meadow View Lane and Legion Drive intersection. Zoned: RC. (File No. 2008-66)

Final Plat: Crescent Park – A three (3) lot 10.02 acre tract located at 1273 Bandera Highway (SH 173). Zoned: S-33. (File No. 2008-35)