

City of Kerrville Planning & Zoning Commission Agenda

Thursday, July 6, 2006, 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 forty-eight hours (48) before the meeting to request accommodations.

1. ***4:15 p.m. Pre-Meeting Session, City Council Chambers**

Review of today's agenda items between Staff and the Commission. No action will be taken and there is to be no discussion between the Commission and the applicant(s) or other audience.

2. **4:30 p.m. Call to Order**

Chairperson calls the meeting to order; roll call

Page

3. **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. (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.)

4. **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.

4A. **Approve the minutes from the meeting of June 15, 2006.**

5. **Public Hearings/Action Items**

5A. **Replat: Twin Springs Ranch II, Lot 23** – Request to divide one (1) lot into two (2) lots for residential development on 52.8± acres located at 220 Carefree Trail. Not zoned (ETJ). Applicant: Voelkel Engineering and Surveying c/o Scott Thompson. (File #2006-14).

5B. **Replat: Twin Springs Ranch II, Lot 25** – Request to divide one (1) lot into four (4) lots for residential development on 103.0± acres located at the southwest corner of Carefree Trail and Twin Springs Road. Not zoned (ETJ). Applicant: Voelkel Engineering and Surveying c/o W.E. Burgess. (File #2006-17).

5C. **Annexation (Airport Area)** – Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 133± acres and generally located adjacent to the existing City limits and adjacent to the Kerrville/Kerr County Airport. Applicant: City of Kerrville and Kerr County.

5D. **Annexation Request (Keystone, Phase 2)** – Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 18.4± acres and generally located adjacent to the existing City limits between the current termination point of Victory Lane and the future Holdsworth Drive. Applicant: Andy Phillips c/o Phoenix Summit Ltd. (File #2006-13).

5E. **Annexation Request (Keystone, Phase 3)** – Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 10.6± acres and generally located adjacent to the existing City limits between the current termination points of Yorktown Boulevard and Edinburg Drive. Applicant: Andy Phillips c/o Phoenix Summit Ltd. (File #2006-16).

6. Presentations

6A. **Concept Plan: Keystone Subdivision** – Proposed residential and commercial development on 248± acres generally located adjacent to the existing City limits and between Interstate 10 and Holdsworth Drive. Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-20).

6B. Texas Open Meetings Act Training

7. Action Items

7A. **Preliminary Plat: Keystone, Phase 2** – Request for thirty-nine (39) lots for single-family residential development on 10.0± acres located along and south of a proposed extension of Victory Lane. Not zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-13).

7B. **Preliminary Plat: Keystone, Phase 3** – Request for forty-two (42) lots for duplex residential development on 10.6± acres located along and west of a proposed extension of Yorktown Boulevard. Not zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-16).

8. Staff Reports

8A. Future Agenda Items. Applicant: Director of Development Services/City Planner.

8B. Project Status Report. Applicant: Director of Development Services/City Planner.

8C. Announcements.

9. **Adjourn** - The next scheduled meeting is Thursday, July 20, 2006.

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

AGENDA ITEM: 4A **FOR AGENDA OF:** July 6, 2006

DESCRIPTION: Approval of the minutes from the meeting of June 15, 2006.

APPLICANT(S): Planning and Zoning Commission Secretary

ATTACHMENT(S): Minutes

The Commission's Secretary recommends approval of the proposed minutes.

On June 15, 2006 the Kerrville Planning and Zoning Commission meeting was called to order at 4:30 p.m. in the City Hall Council Chambers, 800 Junction Highway.

MEMBERS PRESENT:

Mack Hamilton, Chairperson
Andy Phillips, Commissioner
Carl Meek, Ex-Officio City Councilperson
George Hager, Vice Commissioner

MEMBERS ABSENT:

Jim Kessler, Commissioner
Bruce Motheral, Commissioner
Paul Hofmann, Ex-Officio City Manager

STAFF PRESENT:

Paul Menzies, Director of Development Services/City Planner
Trina Ramirez, Planning and Zoning Commission Secretary

1. CALL TO ORDER:

2. VISITOR/CITIZENS FORUM:

No person spoke.

3. CONSENT AGENDA:

3A. Approval of the minutes from the meeting of June 01, 2006.

Cmr. Phillips moved for approval of the consent agenda; motion was seconded by Cmr. Hager and passed 3-0.

4. Staff Report

4A. Future agenda items. Applicant: Director of Development Services/City Planner.
Mr. Menzies informed the commission of items for future agenda.

4B. Project Status Report. Applicant: Director of Development Services/City Planner.
None

4C. Announcements: None

6. Adjournment The next regularly scheduled meeting is July 6, 2006.

The meeting adjourned at 4:33 p.m.

ATTEST:

Mack Hamilton, Chairperson

Trina Ramirez, Recording Secretary

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

AGENDA ITEM: 5A **FOR AGENDA OF:** July 6, 2006

DESCRIPTION: **Public Hearing: Replat - Twin Springs Ranch II, Lot 23** – Request to divide one (1) lot into two (2) lots for residential development on 52.8± acres located at 220 Carefree Trail. Not zoned (ETJ). Applicant: Voelkel Engineering and Surveying c/o Scott Thompson. (File #2006-14).

ATTACHMENT(S): Locator Map, Plat

History

- May 11, 2006 – Subject replat application submitted to City.
- June 6, 2006 – Development Review Committee (DRC) process complete; application deemed incomplete.
- June 21, 2006– In accordance with Statute and local law, notice of required public hearing published in Kerrville Daily Times and mailed to all property owners within 200 feet of subject tract.
- June 23, 2006 – Re-submittal by applicant; application deemed complete.
- July 6, 2006 – Public hearing and consideration of replat by Commission.

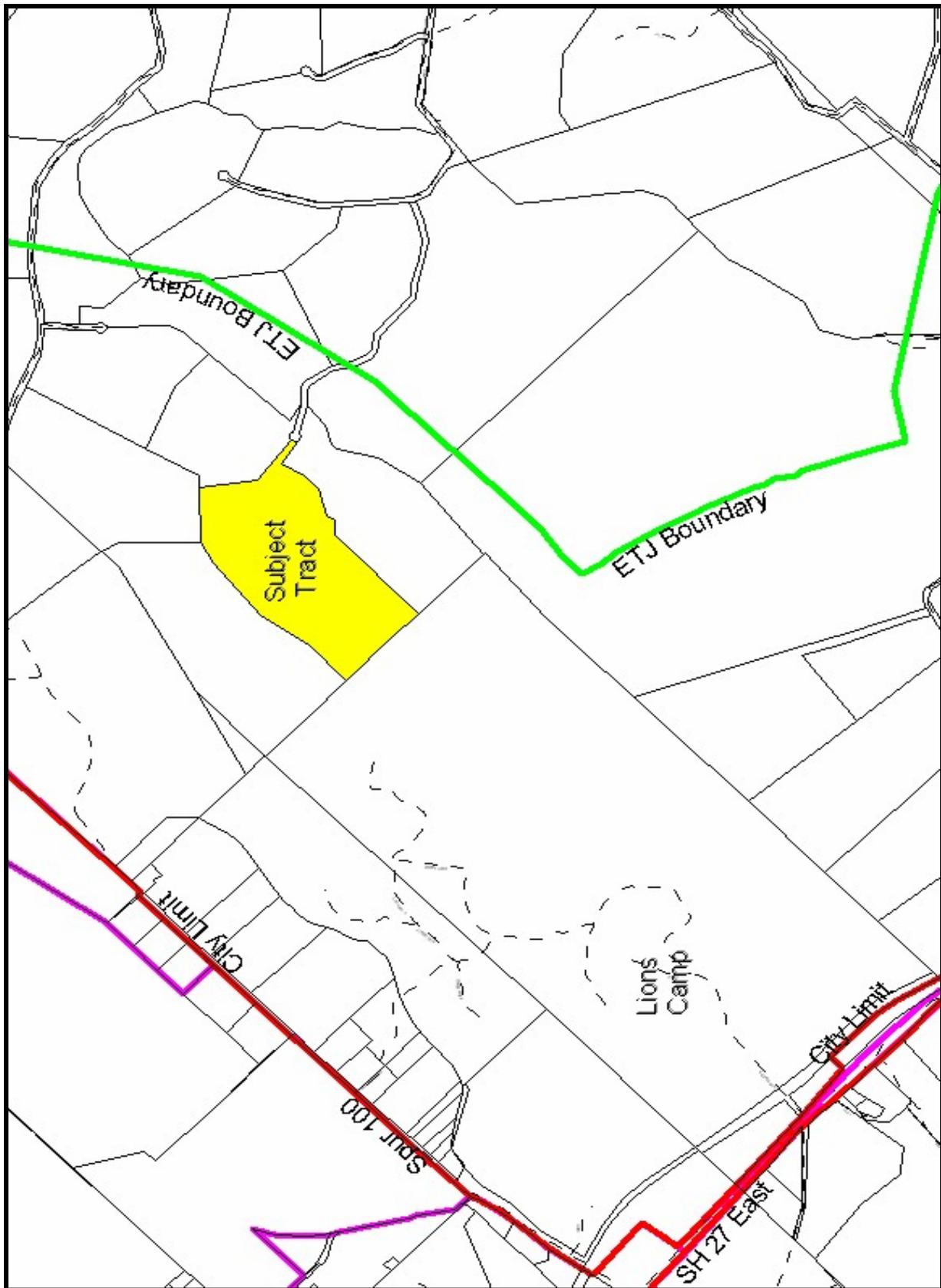
Summary

- As stated above, proper notice has been given for today’s public hearing.
- No public improvements are proposed or required of this subdivision per the subdivision ordinance.
- The replat is recommended for approval as submitted.

RECOMMENDED ACTION

The City Planner and City Engineer recommend:

1. The Commission conduct the required public hearing to receive comments; and
2. Approve the replat as submitted.



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

AGENDA ITEM: 5B **FOR AGENDA OF:** July 6, 2006

DESCRIPTION: **Public Hearing: Replat - Twin Springs Ranch II, Lot 25** – Request to divide one (1) lot into four (4) lots for residential development on 103.0+ acres located at the southwest corner of Carefree Trail and Twin Springs Road. Not zoned (ETJ). Applicant: Voelkel Engineering and Surveying c/o W.E. Burgess. (File #2006-17).

ATTACHMENT(S): Locator Map, Plat

History

- May 30, 2006 – Subject replat application submitted to City.
- June 18, 2006 – Development Review Committee (DRC) process complete; application deemed complete.
- June 21, 2006– In accordance with Statute and local law, notice of required public hearing published in Kerrville Daily Times and mailed to all property owners within 200 feet of subject tract.
- July 6, 2006 – Public hearing and consideration of replat by Commission.

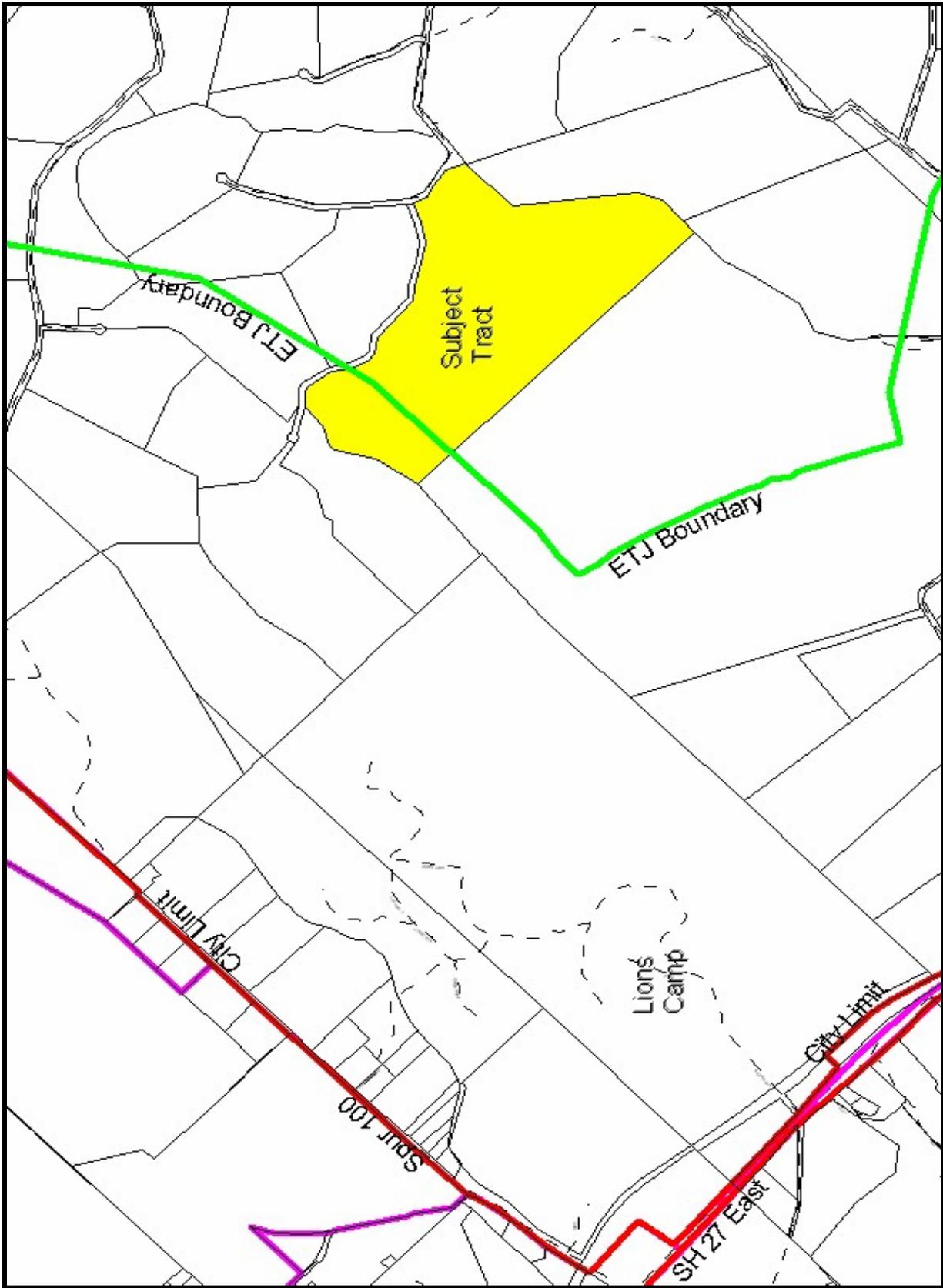
Summary

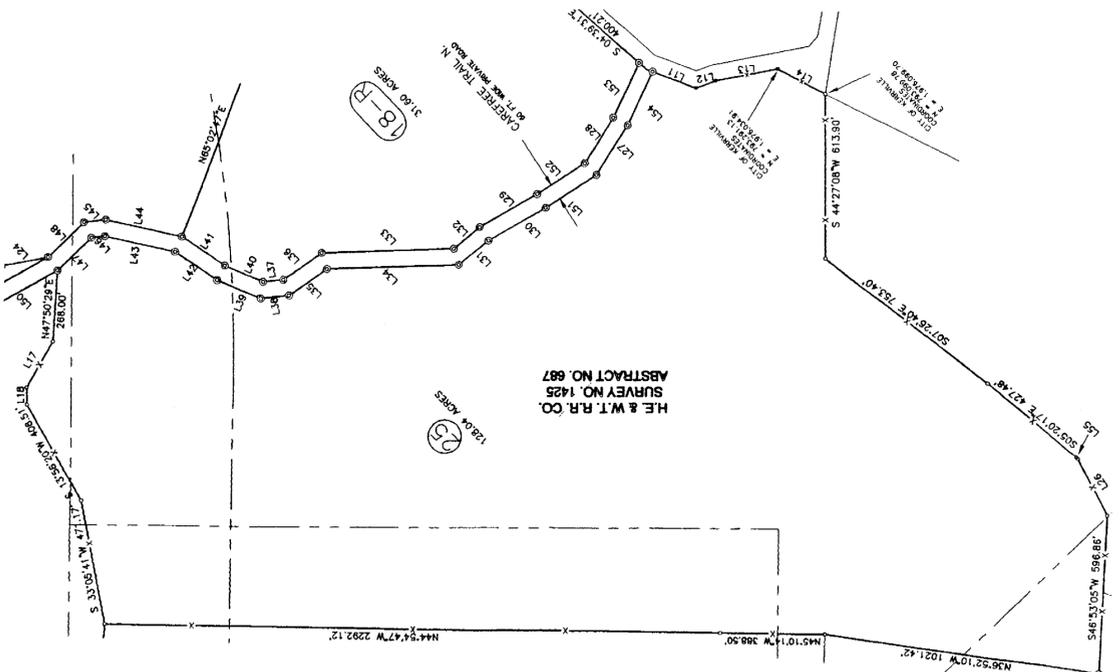
- As stated above, proper notice has been given for today’s public hearing.
- No public improvements are proposed or required of this subdivision per the subdivision ordinance.
- As the subject tract is outside of the ETJ, it will require consideration by the Kerr County Commissioner’s Court.
- The replat is recommended for approval as submitted.

RECOMMENDED ACTION

The City Planner and City Engineer recommend:

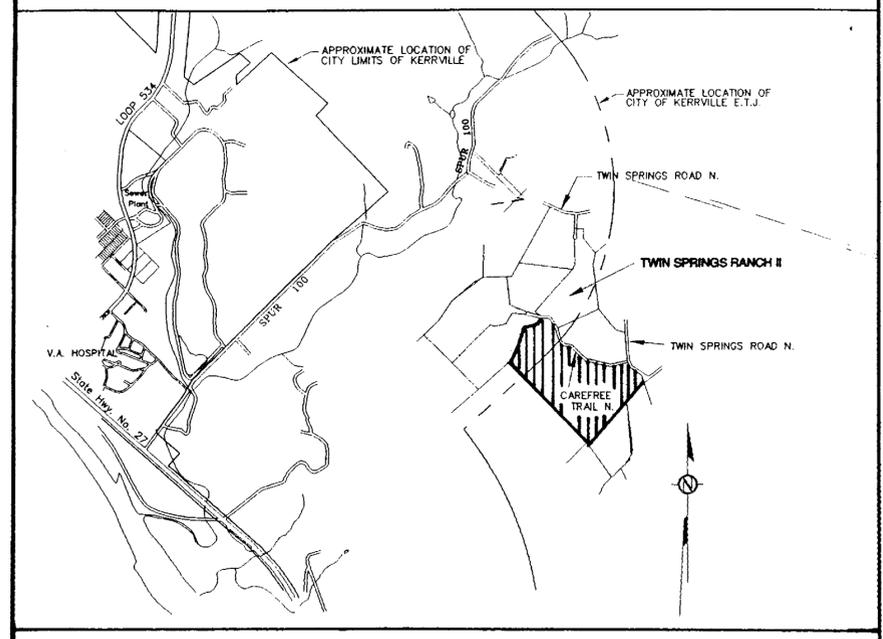
1. The Commission conduct the required public hearing to receive comments; and
2. Approve the replat as submitted.



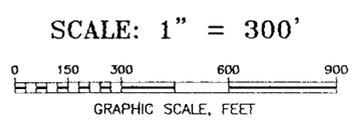
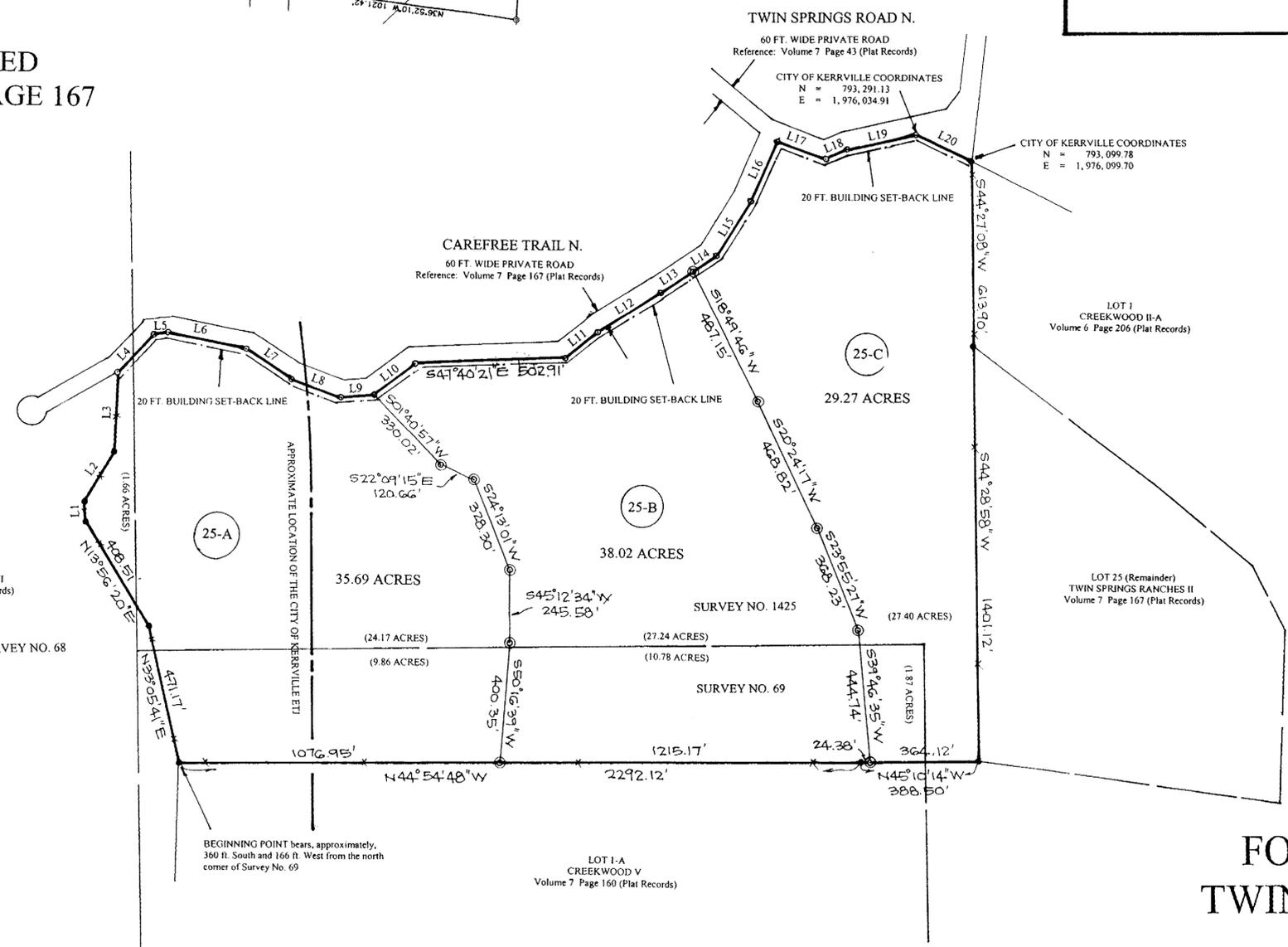


LINE CHART

LINE	BEARING	DISTANCE
L1	N.43°54'19"E.	63.92'
L2	N.74°12'52"E.	200.02'
L3	N.47°50'29"E.	266.00'
L4	S.89°41'21"E.	174.78'
L5	S.52°47'40"E.	50.61'
L6	S.33°19'32"E.	264.05'
L7	S.11°51'11"E.	186.17'
L8	S.23°22'14"E.	176.69'
L9	S.51°25'39"E.	106.54'
L10	S.80°32'47"E.	172.76'
L11	S.84°49'47"E.	139.89'
L12	S.75°15'45"E.	247.73'
L13	S.78°26'06"E.	130.25'
L14	S.78°26'06"E.	95.32'
L15	N.76°35'07"E.	216.87'
L16	N.68°56'46"E.	218.77'
L17	S.25°20'32"E.	172.67'
L18	S.66°02'09"E.	77.35'
L19	S.56°55'32"E.	235.55'
L20	S.18°43'06"E.	202.18'



AS PLATTED
VOLUME 7 PAGE 167



- LEGEND
- fencepost
 - found 1/2" iron stake
 - ⊙ set 1/2" iron stake
 - fence

REVISION OF PLAT
FOR PART OF LOT 25
TWIN SPRINGS RANCH II

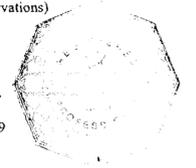
A SUBDIVISION CONTAINING 102.98 ACRES OF LAND, MORE OR LESS, OUT OF ORIGINAL PATENT SURVEYS IN KERR COUNTY, TEXAS AS FOLLOWS:

SURVEY NO.	SURVEY	ABSTRACT NO.	ACRES
68	WILLIAM WATT	366	1.66
69	WILLIAM WATT	367	22.51
1425	H.E. & W.T.R.R. CO.	687	78.81

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or corners; and all property corners are as shown. (Bearing basis = True north based on GPS observations)

Dated this 25th day of May, 2006

Lee C. Voelkel
Lee C. Voelkel
Registered Professional Land Surveyor No. 3909
County Surveyor for Kerr County, Texas



APRIL 2006

VOELKEL ENGINEERING & SURVEYING, PLLC
212 CLAY STREET KERRVILLE, TEXAS 78028-630-257-3313

DATE: APRIL 20, 2006
JOB NO.: V-3290
SHEET 2 OF 2

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

AGENDA ITEM: 5C

FOR AGENDA OF: July 6, 2006

DESCRIPTION: **Public Hearing: Annexation (Airport Area)** – Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 133± acres and generally located adjacent to the existing City limits and adjacent to the Kerrville/Kerr County Airport. Applicant: City of Kerrville and Kerr County.

ATTACHMENT(S): Locator Map

SUMMARY STATEMENT – FINDINGS OF FACT

Annexation Timeline

- June 27, 2006 – City Council accepts annexation petition and directs staff to begin annexation proceedings.
- July 1, 2006 – Notice of public hearings published in Kerrville Daily Times.
- **July 6, 2006 – P&Z public hearing on annexation and to recommend zoning.**
- July 11, 2006 – First required public hearing before City Council.
- July 25, 2006 – Second required public hearing before City Council.
- August 22, 2006 – First ordinance reading to annex and zone the subject property.
- September 12, 2006 – Second and final ordinance reading.

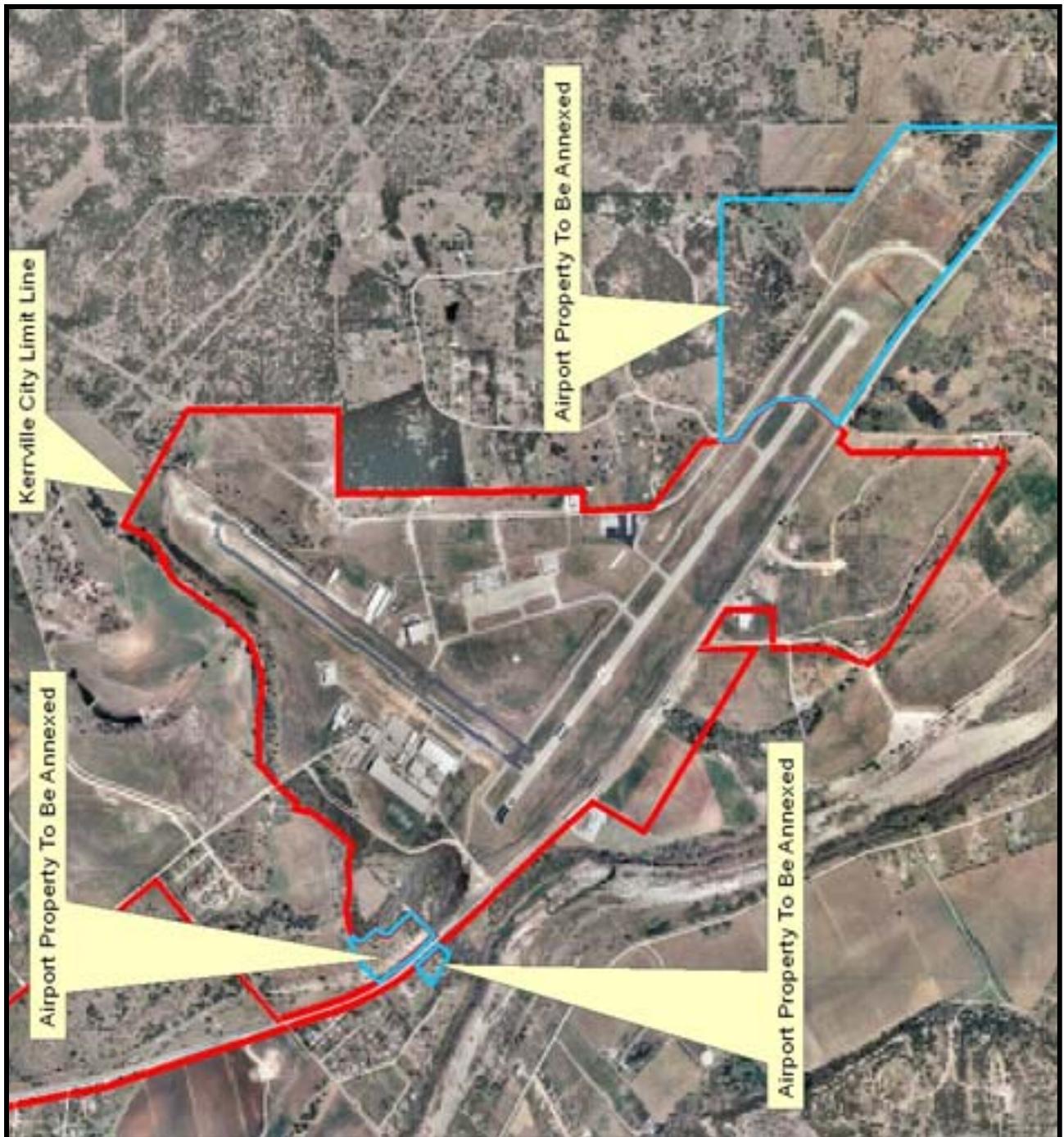
Summary

- As joint owners of the airport property, the City and County request annexation into the City limits of the subject tracts.
- Article 11-I-14(b) of the Zoning Code requires on all annexation requests that:
 - The Commission hold a public hearing on the proposed annexation; and
 - Make a recommendation to the City Council as to the zoning designation of the subject tract upon its annexation.

Staff recommends a zoning designation of “AD” (airport district) which is in conformance with the Comprehensive Plan, the adjacent zoning, and the existing development.

RECOMMENDED ACTION

1. The Commission receive public comment on the proposed annexation, and
2. Recommend a zoning designation of “AD” to the City Council for the subject tract.



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

AGENDA ITEM: 5D

FOR AGENDA OF: July 6, 2006

DESCRIPTION: **Annexation Request (Keystone, Phase 2)** – Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 18.4± acres and generally located adjacent to the existing City limits between the current termination point of Victory Lane and the future Holdsworth Drive. Applicant: Andy Phillips c/o Phoenix Summit Ltd. (File #2006-13).

ATTACHMENT(S): Locator Map

SUMMARY STATEMENT – FINDINGS OF FACT

Annexation Timeline

- June 27, 2006 – City Council accepts annexation petition and directs staff to begin annexation proceedings.
- July 1, 2006 – Notice of public hearings published in Kerrville Daily Times.
- **July 6, 2006 – P&Z public hearing on annexation and to recommend zoning.**
- July 11, 2006 – First required public hearing before City Council.
- July 25, 2006 – Second required public hearing before City Council.
- August 22, 2006 – First ordinance reading to annex and zone the subject property.
- September 12, 2006 – Second and final ordinance reading.

Summary

- The applicant request annexation of the subject tract into the City limits in order to obtain City services. The Commission is scheduled to consider the preliminary plat on agenda item 7A.
- Article 11-I-14(b) of the Zoning Code requires on all annexation requests that:
 - The Commission hold a public hearing on the proposed annexation; and
 - Make a recommendation to the City Council as to the zoning designation of the subject tract upon its annexation.

Staff recommends a zoning designation of “RC” (residential cluster) which is in conformance with the Comprehensive Plan, the adjacent zoning, and the proposed development.

RECOMMENDED ACTION

1. The Commission receive public comment on the proposed annexation, and
2. Recommend a zoning designation of “RC” to the City Council for the subject tract.

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

AGENDA ITEM: 6A

FOR AGENDA OF: July 6, 2006

DESCRIPTION: **Concept Plan: Keystone Subdivision** – Proposed residential and commercial development on 248± acres generally located adjacent to the existing City limits and between Interstate 10 and Holdsworth Drive.
Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-20).

ATTACHMENT(S): Locator Map, Concept Plan

SUMMARY STATEMENT – FINDINGS OF FACT

Timeline

- June 8, 2006 – Subject concept plan submitted to City.
- June 23, 2006 – Development Review Committee (DRC) process complete.
- July 6, 2006 – Review of concept plan by Commission.

Summary

- Article 10-IV-2 of the Subdivision Ordinance states in reference to concept plan submittal:

“...staff shall present the concept plan to the commission for review and comment. The objective of the concept plan presentation is to clarify city regulations and the comprehensive plan – land use strategy guidelines, as they apply to the parcel of land in question and its proposed subdivision.”

Hence, while the Commission may review and comment on a concept plan there is no approval or disapproval by the Commission or any other City entity. Concept plans are intended as precursors to preliminary plat submittals.

- Pursuant to the above referenced article in the Subdivision Ordinance, the applicants wish to present a concept plan outlining possible development on land currently outside of the City limits but within the extraterritorial jurisdiction (ETJ).
- Based on an initial review of the concept plan, staff has the following comments:
 - The Comprehensive Plan shows the land use designation for this area as “single-family residential”. With the exception of the proposed commercial tract, the plan seems in conformance with the Comprehensive Plan.
 - Dead-end streets cannot exceed 600 feet; the street closest to I-10 do not appear to conform to this requirement. Any variances to this requirement (if available, applied for, and approved by the Commission) would also require some alternate means of fire protection (i.e. sprinkler systems for all structures beyond 600 feet, emergency ingress/egress, etc.).
 - This tract is currently outside of the City limits. It will need to be annexed into the City to receive City utilities.

RECOMMENDED ACTION

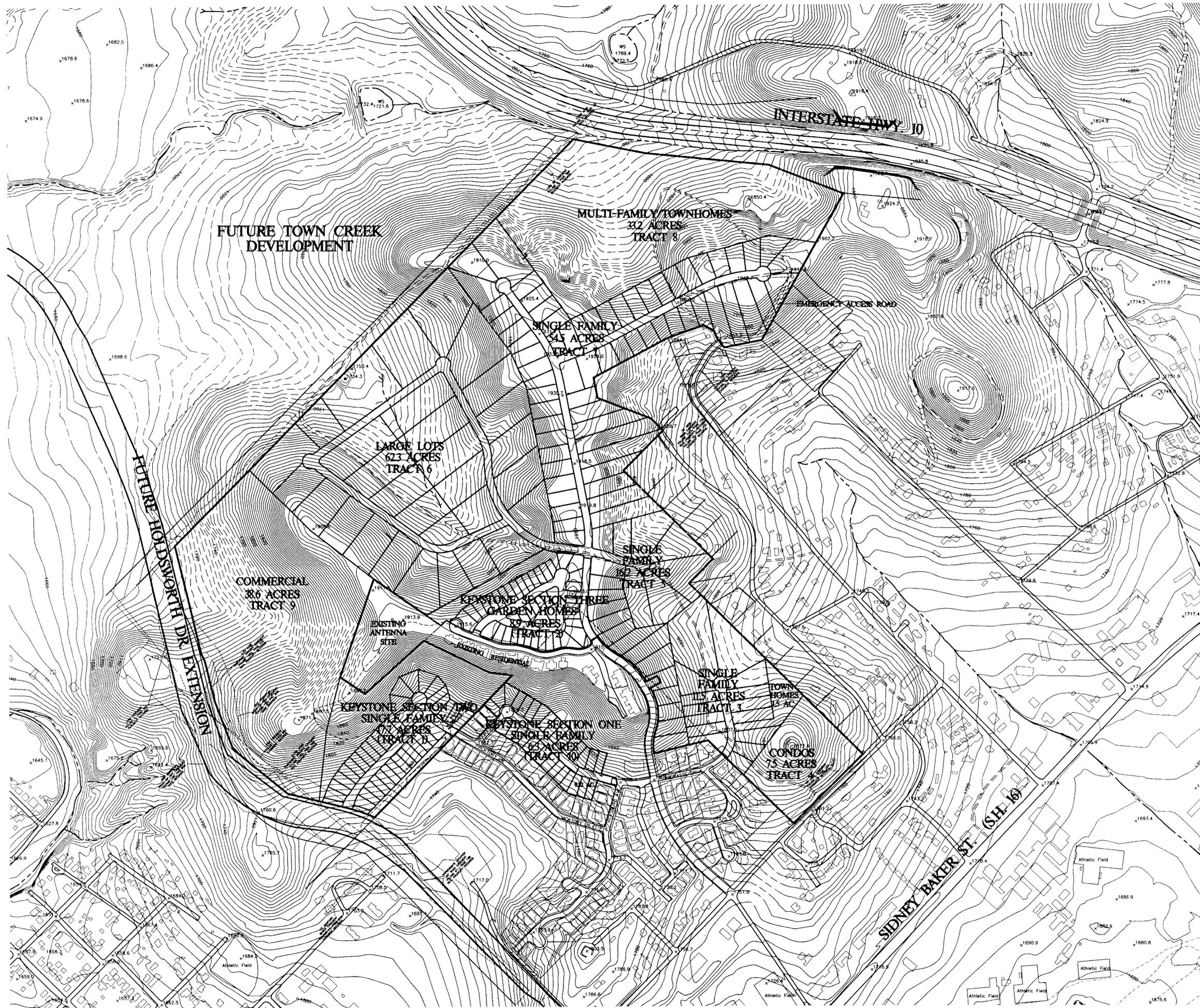
Review and discuss the concept plan with the applicant. No action is to be taken.



SCALE: 1"=300'

NOTE: 4' CONTOURS SHOWN

BEING a 247.3 acre tract of land, more or less, out of the C. Self Survey No. 626, Abstract No. 325, the John C. Hays Survey No. 117, Abstract No. 182, the G.R. Parsons Survey No. 1330, Abstract No. 1113, and the W.H. Crawford Survey No. 653, Abstract No. 123, Kerr County, Texas.



ENTERED
JUN 21 2006

**MATKIN-HOOVER
ENGINEERING, INC.**

P.O. BOX 54
8 SPENCER RD. SUITE 100
BOERNE, TEXAS 78006
PH: (830) 249-0600

**KEYSTONE SUBDIVISION
CONCEPT PLAN**

For
PHOENIX SUMMIT, LTD.
KERRVILLE, TEXAS

JOB NO. 2145.00
DATE JUNE 2006
DESIGNED KBK
CHECKED JMM
SHEET 1 OF 1

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

AGENDA ITEM: 6B

FOR AGENDA OF: July 6, 2006

DESCRIPTION: Open Meetings Act Presentation/Training – One hour video presentation regarding the Texas Open Meetings Act.

ATTACHMENT(S): None

SUMMARY STATEMENT – FINDINGS OF FACT

- Effective January 1, 2006, all elected and appointed public officials are required by Senate Bill 286 to receive training on the Texas Open Meetings Act.
- The DVD presentation is approximately one (1) hour and, for those in attendance, will satisfy the requirements of the new statute.

RECOMMENDED ACTION

Staff recommends all members of the Commission complete the required presentation/training.

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

AGENDA ITEM: 7A **FOR AGENDA OF:** July 6, 2006

DESCRIPTION: **Preliminary Plat: Keystone, Phase 2** – Request for thirty-nine (39) lots for single-family residential development on 10.0± acres located along and south of a proposed extension of Victory Lane. Not zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-13).

ATTACHMENT(S): Locator Map, Plat

SUMMARY STATEMENT – FINDINGS OF FACT

Timeline

- May 4, 2006 – Subject replat application submitted to City.
- May 23, 2006 – Development Review Committee (DRC) process complete; application deemed incomplete.
- June 15, 2006– Re-submittal by applicant; application deemed complete
- July 6, 2006 – Consideration of preliminary plat by Commission.

Summary

- The applicant proposes thirty-nine (39) lots for single-family residential development.
- Access to the site will be from a proposed extension of Victory Lane and Holdsworth Drive.
- Approval of the preliminary plat will allow the developers to seek approval of the public improvement plans by the Engineering Division and, hence, construction of the public improvements as required by the Subdivision Ordinance and the Standard Specifications for Subdivision Construction.

RECOMMENDED ACTION

The City Planner recommends approval of the preliminary plat as submitted, subject to:

- Any additions and/or alterations to the engineering plans as required by the City Engineer; and
- Conformance with the Parkland Dedication Ordinance as required by Article 10-IV-3(C)1. of the Subdivision Ordinance.

TEXAS CABLE PARTNERS
TRACT TWO
EASEMENT TRACT
CENTERLINE DESCRIPTION
VOLUME 989, PAGE 206
REAL PROPERTY RECORDS
KERR COUNTY, TEXAS

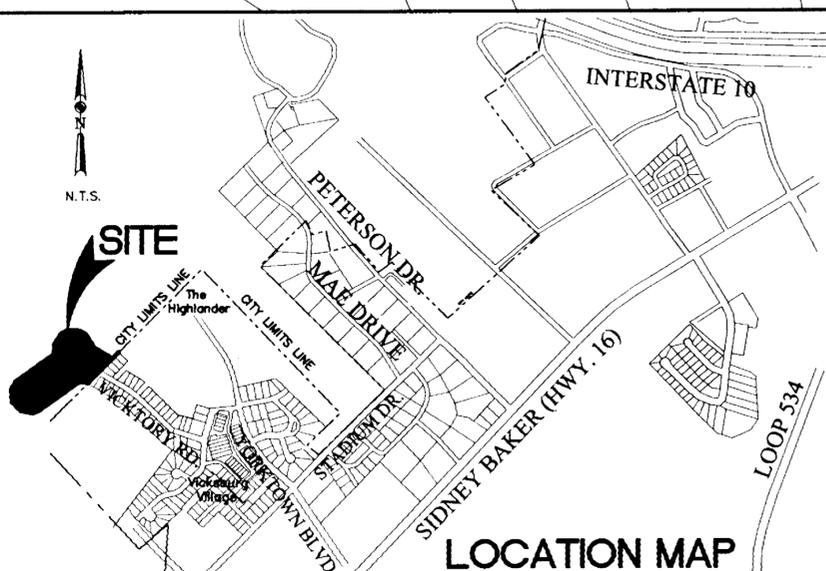
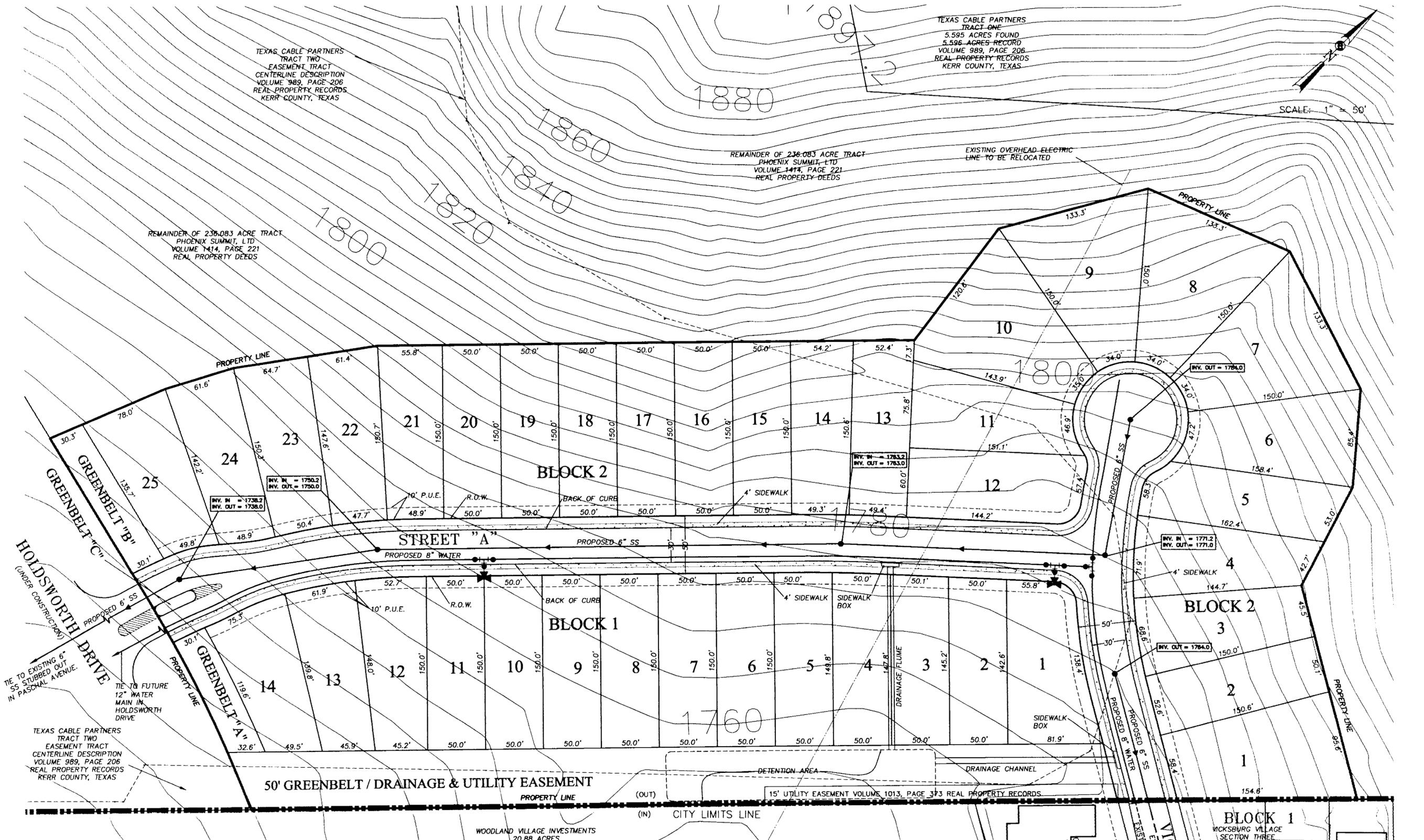
TEXAS CABLE PARTNERS
TRACT ONE
5.595 ACRES FOUND
5.596 ACRES RECORD
VOLUME 989, PAGE 206
REAL PROPERTY RECORDS
KERR COUNTY, TEXAS

REMAINDER OF 236.083 ACRE TRACT
PHOENIX SUMMIT, LTD
VOLUME 1414, PAGE 221
REAL PROPERTY DEEDS

REMAINDER OF 236.083 ACRE TRACT
PHOENIX SUMMIT, LTD
VOLUME 1414, PAGE 221
REAL PROPERTY DEEDS

EXISTING OVERHEAD ELECTRIC
LINE TO BE RELOCATED

SCALE: 1" = 50'



WOODLAND VILLAGE INVESTMENTS
20.88 ACRES
VOLUME 845, PAGE 380
REAL PROPERTY RECORDS
KERR COUNTY, TEXAS

ZONED N22

ZONED RQ

- NOTES:**
1. THIS PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X
-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD
PLAIN PER FEMA FIRM NO. 48265C0170E, DATED JULY 19, 2000.
 2. THERE ARE NO IMPROVEMENTS OR STRUCTURES WITHIN TWO
(2) FEET OF THE PROPERTY BOUNDARY.
 3. ALL CURB WITHIN THIS PHASE IS TO BE STANDARD CURB AND
GUTTER PER CITY OF KERRVILLE STANDARD SPECIFICATIONS.

OWNER/DEVELOPER:
PHOENIX SUMMIT LTD.
1008 SIDNEY BAKER S.
KERRVILLE, TEXAS 78028

**MATKIN-HOOVER
ENGINEERING, INC.**

CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

P.O. Box 54
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PH: 830-249-0600

**PRELIMINARY PLAT
FOR
KEYSTONE SECTION TWO**

BEING 10.034 ACRES OF LAND, MORE OR LESS, OUT OF C. SELF SURVEY NO. 626, ABSTRACT NO. 325, IN KERR COUNTY, TEXAS; PART OF 236.083 ACRES CONVEYED FROM NORATCO, INC., TO PHOENIX SUMMIT, LTD., BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 14TH DAY OF FEBRUARY, 2005 AND RECORDED IN VOLUME 1414 AT PAGE 221 OF THE REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS.

REVISED JUNE 15, 2006
DATE: MAY 3, 2006

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

AGENDA ITEM: 7B **FOR AGENDA OF:** July 6, 2006

DESCRIPTION: **Preliminary Plat: Keystone, Phase 3** – Request for forty-two (42) lots for duplex residential development on 10.6± acres located along and west of a proposed extension of Yorktown Boulevard. Not zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-16).

ATTACHMENT(S): Locator Map, Plat

SUMMARY STATEMENT – FINDINGS OF FACT

Timeline

- May 22, 2006 – Subject replat application submitted to City.
- June 6, 2006 – Development Review Committee (DRC) process complete; application deemed incomplete.
- June 13, 2006– Re-submittal by applicant; application deemed complete
- July 6, 2006 – Consideration of preliminary plat by Commission.

Summary

- The applicant proposes forty-two (42) lots for duplex residential development.
- Access to the site will be from a proposed extension of Yorktown Boulevard and Edinburg Drive.
- Approval of the preliminary plat will allow the developers to seek approval of the public improvement plans by the Engineering Division and, hence, construction of the public improvements as required by the Subdivision Ordinance and the Standard Specifications for Subdivision Construction.

RECOMMENDED ACTION

The City Planner recommends approval of the preliminary plat as submitted, subject to:

- Any additions and/or alterations to the engineering plans as required by the City Engineer; and
- Conformance with the Parkland Dedication Ordinance as required by Article 10-IV-3(C)1. of the Subdivision Ordinance.

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

AGENDA ITEM: 8B **FOR AGENDA OF:** July 6, 2006
APPLICANT (S): Kerrville Planning Division
DESCRIPTION: Past Projects List
CASE TYPE: Information

SUMMARY STATEMENT – FINDINGS OF FACT

This list shows the status of projects previously considered by the Commission.

Project	P&Z Date	Status
None		