

**City of Kerrville Planning & Zoning Commission Agenda
Thursday, November 20, 2008, 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 (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 November 6, 2008.** 2

4. **Action Item**
- 4A. **Development Site Plan: The Salvation Army's Kroc Community Center** – A 16.1 acre community center located generally at the end of George Street southeast of Paschal Street and fronting Holdsworth Drive, 505 Holdsworth Drive. Zoned: PDD. Applicant: Peter Lewis Architect and Associates. (File No. 2008-59) 5

5. **Staff Reports**
- 5A. Future Agenda Items. Applicant: Senior Planner 16

6. **Adjourn** - The next scheduled meeting is Thursday, December 4, 2008.

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

AGENDA ITEM: 3A **FOR AGENDA OF:** November 20, 2008
DESCRIPTION: Approval of minutes of November 6, 2008.
APPLICANT(S): Planning and Zoning Commission Secretary
ATTACHMENT(S): Minutes

MEMBERS PRESENT:

Andy Phillips, Chair
Jim Kessler, Vice Chair
Harold Buell, Commissioner
David Watterson, Alternate (Seated)
Gene Allen, Alternate (Seated)

MEMBERS ABSENT

T. Justin MacDonald, Commissioner
George Hager, Commissioner

COUNCIL LIAISON PRESENT

Bruce Motheral, Council Liaison

STAFF PRESENT:

Kevin Coleman, Director of Development Services
Gordon Browning, Senior Planner
Trina Ramirez, Planning and Zoning Commission Secretary

1. CALL TO ORDER:

On November 6, 2008, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:37 p.m. in the City Hall Council Chambers, 800 Junction Highway.

Kevin Coleman, Director of Development Service, introduced the Alternate members to the Commission.

2. VISITOR/CITIZENS FORUM:

3. CONSENT AGENDA

3A. Approval of the minutes from the meeting of October 16 2008.

Com. Buell moved for approval of the minutes; subject to minor changes; motion was seconded by Com. Kessler and passed 5-0.

4. Public Hearing

4A. **Residential Replat: The Summit, Phase II** – A replat of Lots 8, 9 and 10, Block 3, The Summit, Phase II located at 2124, 2126 and 2128 Vista Ridge Drive. Zoned: RC. Applicant: Domingues and Associates. (File No. 2008-55)

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

Cmr. Phillips stated he is not involved with this item or The Summit Phase 1 for clarification.

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.

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

5. Action Item

5A. **Preliminary Plat: Wagon Wheel Subdivision Four** – A preliminary plat for a two (2) lot subdivision located at the northwest corner of the Sidney Baker (SH 16) and Loop 534 intersection. Zoned: GTW. Applicant: Domingues and Associates. (File No. 2008-56)

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

Cmr. Phillips questioned if there were drainage issues.

Mr. Browning stated that drainage is an issue but they are working with the City and their Engineer.

Cmr. Phillips stated his concerns regarding the topography and drainage issue.

Mr. Browning stated that John Hewitt, Hewitt Engineering, Inc., and City staff are working on this project and they feel confident that this will work and the preliminary plat does grant them a building permit it just gets them started with the process.

Robert White, 402 Forest Ridge, expressed concerns regarding an increase in water flow from this area under and across Sidney Baker. The latest improvements to Sidney Baker including upgrading the culverts under Sidney Baker, increasing the volume of water on his tract, directly across the road. Any additional improvements on the tract may also increase run-off on to his property.

Cmr. Kessler moved for approval of the preliminary plat; subject to conditions staff has recommended; 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, November 20, 2008.

The meeting adjourned at 4:50 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:** November 20, 2008

DESCRIPTION: **Development Site Plan: The Salvation Army's Kroc Community Center** – A 16.1 acre community center located generally at the end of George Street southeast of Paschal Street and fronting Holdsworth Drive, 505 Holdsworth Drive. Zoned: PDD. (File No. 2008-59)

APPLICANT(S): Peter Lewis Architect and Associates

ATTACHMENT(S): Location Map, PDD Ordinance No. 2007-20, Site Plan

History/Timeline:

- December 11, 2007 – City Council approves PDD Ordinance No. 2007-20 for a community center on this tract.
- February 7, 2008 – Commission recommends approval of a preliminary plat with conditions for this tract.
- October 20, 2008 – A Development Site Plan for the Salvation Army's Kroc Community Center is submitted for review per Ordinance No. 2007-20.
- November 3, 2008 – A courtesy notice is mailed to property owners within 200-feet of the subject tract.
- November 5, 2008 – The Development Review Committee (DRC) review process is completed.
- November 14, 2008 – Staff comments to applicant.
- **November 20, 2008 – Consideration of the Development Site Plan by the Commission.**

Development Site Plan Required:

Ordinance No. 2007-20 established the land use, a community center, for this tract with conditions. One of those conditions related to a development site plan;

“No building permit shall be issued for construction of any building to be located in this Planned Development District until a development site plan has been approved by the City, for the property on which the building and all related improvements are to be constructed.”

The development site plan submitted is intended to satisfy that condition.

Proposal:

The Salvation Army is proposing a 48,000 square foot community center on an approximately 16 acre tract, located generally at the end of George Street, southeast of Paschal Street and fronting on Holdsworth Drive. The applicant's proposal consists of a chapel, gymnasium with weight and locker rooms, classrooms and office space. Outdoor recreational facilities consist of athletic fields, walking/jogging trails and swimming pools. The site is also providing an area for a

regional detention facility. The primary access to the site will be from Holdsworth Drive, a maintenance access point is being shown from Paschal Street.

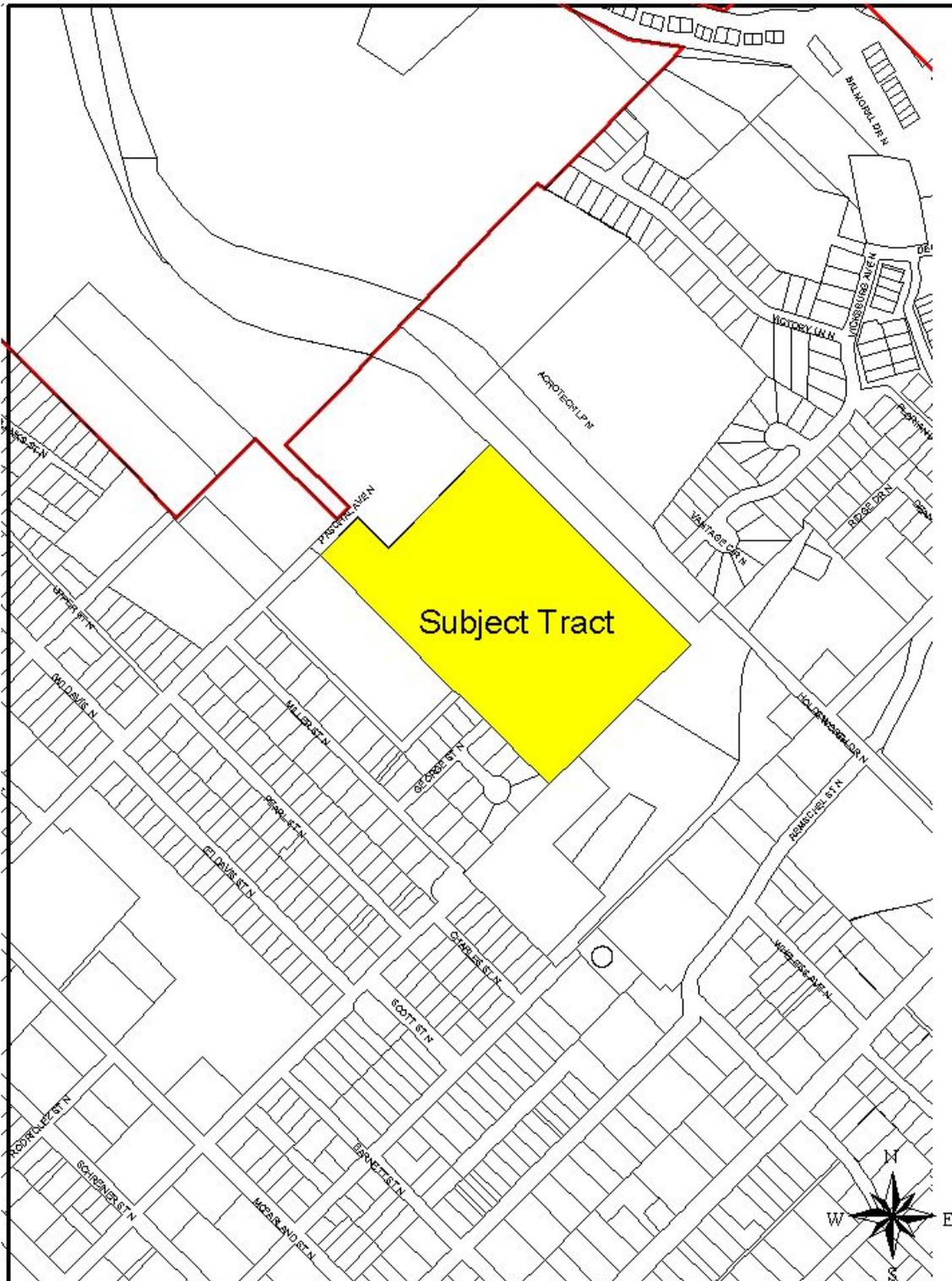
Development Site Plan:

The site plan submitted provides the information required for review and consideration and is intended to satisfy the development site plan condition stated in the PDD Ordinance for this development. After review, staff has the following issues that must be addressed with the building construction plans prior to the issuance of a building permit;

- Screening between this development and the single family district along the projects southwest property line must be shown.
- The project's signage, location, size and type must be provided for review.

RECOMMENDED ACTION

1. Open the discussion and receive comments, and
2. Approve the development site plan subject to staff comments.



CITY OF KERRVILLE, TEXAS
ORDINANCE NO. 2007- 20

AN ORDINANCE CREATING A "PLANNED DEVELOPMENT DISTRICT" FOR A COMMUNITY CENTER ON AN APPROXIMATE 16 ACRE TRACT OF LAND OUT OF THE J. C. HAYS SURVEY NO. 117, ABSTRACT NO. 182 AND THE C. SELF SURVEY NO. 626, ABSTRACT NO. 325, WITHIN THE CITY OF KERRVILLE, TEXAS, AND GENERALLY LOCATED AT THE END OF GEORGE STREET SOUTHEAST OF PASCHAL STREET AND FRONTING THE SOUTH SIDE OF HOLDSWORTH DRIVE; ADOPTING A CONCEPT PLAN AND CONDITIONS RELATED TO THE DEVELOPMENT OF SAID DISTRICT; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; ESTABLISHING A PENALTY OR FINE NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND ORDERING PUBLICATION

WHEREAS, the City Planning and Zoning Commission and the Governing Body of the City of Kerrville, Texas, in compliance with the City Charter and the State law with reference to the creation of Planned Development Districts under Article 11-I-15 of the Zoning Code of the City of Kerrville, Texas, and amending the official zoning map adopted thereby, have given the requisite notices by United States mail, publication and otherwise; and after holding due hearings and affording a full and fair hearing to all of the property owners generally, and particularly to those interested persons situated in the affected area and in the vicinity thereof, the Governing Body of the City of Kerrville, Texas, finds that the health, safety and general welfare will be best served by the creation of a Planned Development District for a Community Center development, subject to the special conditions and restrictions set out hereinafter on the property described in Section One hereof;

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

SECTION ONE. That the property described in Exhibit A (the "Property"), attached hereto and incorporated herein by reference, is hereby removed from the R1A and R3 zoning districts and placed in a newly created "Planned Development District" for a "Community Center." For purposes of this Ordinance, "Community Center" shall include the following uses as defined by Article 11-I-3: Commercial Recreation; Religious Assembly; Professional Office; Education, Secondary, and College.

SECTION TWO. The Property described in Section One, above, may be developed and used as a Community Center, subject to the following:

- A. Concept Plan: The development of the property shall be substantially in accordance with the Concept Site Plan found at Exhibit B, attached hereto and incorporated herein by reference.

- B. Parking: The Property shall provide a minimum of 200 parking spaces and the design shall be substantially in accordance with that shown on **Exhibit B**. All required parking shall be constructed of asphalt or concrete, marked, and sized in accordance with the City's regulations.
- C. Signage: The location, size, type, and maximum area for each sign shall be determined during the site plan approval process in accordance with the City's sign regulations in existence at the time.
- D. Landscaping Regulations: A landscape plan shall be submitted for review and approval as part of the site plan approval process.
- E. Screening: Screening shall be required and in accordance with the regulations in effect at the time individual building permits are submitted to the City.
- F. Trash and Other Solid Waste: Solid waste collection bins and dumpsters shall be equipped with lids and screened with a gate with an opaque screen on one side and masonry or material similar to the building(s) constructed on the Property on the remaining three sides.
- G. Development Regulations:
 - 1. The development of the Property shall be subject to the City's subdivision regulations, which include submittal and approval of a plat.
 - 2. No building permit shall be issued for construction of any building to be located in this Planned Development District until a development site plan has been approved by the City, for the property on which the building and all related improvements are to be constructed.

SECTION THREE. The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION FOUR. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Kerrville, Texas, hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

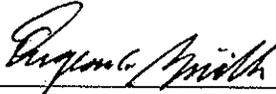
SECTION FIVE. The penalty for violation of this Ordinance shall be in accordance with the general penalty provisions contained in Chapter 1, Sec. 1-8, of the Code of Ordinances of the

City of Kerrville, Texas, which provides for a fine not exceeding TWO THOUSAND DOLLARS (\$2,000.00).

SECTION SIX. In accordance with Section 3.07 of the City Charter and Texas Local Government Code §52.013(a), the City Clerk is hereby authorized and directed to publish the descriptive caption of this ordinance in the manner and for the length of time prescribed by the law as an alternative method of publication.

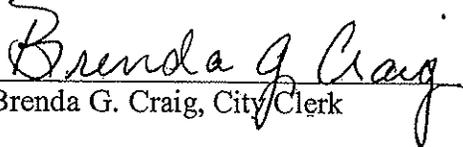
PASSED AND APPROVED ON FIRST READING, this the 27th day of Nov., A.D., 2007.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 11th day of December, A.D., 2007.



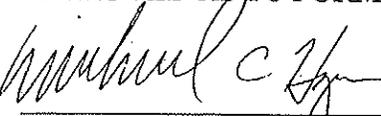
Eugene C. Smith, Mayor

ATTEST:



Brenda G. Craig, City Clerk

APPROVED AS TO FORM



Michael C. Hayes, City Attorney

EXHIBIT "A"

Being the "Southwest Part" of 100.40 acres of land conveyed to James E. Hitchell and Swanzy H. Nations from Eva M. Miller by a Warranty deed with vendor's lien executed the 6th day of March, 1973 and recorded in Volume 161 at Page 605 of the Deed Records of Kerr County, Texas; comprising, more or less, 17.93 acres out of J. C. Hays Survey No. 117, Abstract No. 182 and 3.85 acres out of C. Self Survey No. 626, Abstract No. 125, in Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron stake believed to occupy the east corner of Jno. Young Survey No. 118, Abstract No. 376, the south corner of C. Self Survey No. 626, Abstract No. 125, and lying in the northwest line of J. C. Hays Survey No. 117, Abstract No. 182, in Kerr County, Texas, also in the northeast line of a tract of land conveyed to the City of Kerrville from Eva M. Miller and Charles E. Miller for the extension of Paschal Avenue by a deed dated the 27th day of February, 1965 and recorded in Volume 4 at Page 164 of the Escheat Records of Kerr County, Texas;

THENCE, along the northeast end of said Paschal Avenue extension, N. 45° 42' W., 35.47 ft. to a 1/2" iron stake at a fence post for the north corner of said Paschal Avenue extension, which point bears N. 45° 04' E., 40.37 ft. from the east corner of a four acre tract of land conveyed by E. C. Miller to the most Reverend H. Bert E. Lucey by deed recorded in Volume 93 at Page 113 of the Deed Records of Kerr County, Texas;

THENCE, along a fence and a line of a 270.32 acre tract of land conveyed to Charles E. Miller by Eva M. Miller in a partition deed dated February 27, 1965 and recorded in Volume 120 at Page 321 of the Deed Records of Kerr County, Texas, N. 45° 35' W., 286.90 ft. to a 3/4" iron stake at a cornerpost;

THENCE, with a fence along a southeasterly line of said Charles E. Miller 270.32 acre tract, N. 44° 52' E., 453.53 ft. to a 5/8" iron stake for the north corner of the herein described tract at the west corner of a 150 ft. wide strip of land conveyed to the Lower Colorado River Authority from Eva M. Miller by a deed dated the 23rd day of December, 1965 and recorded in Volume 122 at Page 638 of the Deed Records of Kerr County, Texas;

THENCE, along the southwest line of said L.C.R.A. 150 ft. wide strip: S. 50° 26' E., 198.1 ft.; and S. 44° 35' E., 1331.65 ft. to an existing iron stake for the east corner of the herein describe tract in the northwest line of a 3.391 acre tract conveyed to L.C.R.A. from Eva M. Miller by a deed dated the 23rd day of December, 1965 and recorded in Volume 122 at Page 639 of the Deed Records of Kerr County, Texas;

THENCE, along the said northwest line of the L.C.R.A., 3.391 acre tract, S. 45° 05' W., 225.2 ft. to a 3/4" metal pipe stake at a fence cornerpost, the west corner of said L.C.R.A., 3.391 acre tract and the north corner of a 9.917 acre tract conveyed to L. H. Purvis from Eva M. Miller by deed dated June 9, 1965, and recorded in Volume 121, Page 241, of the Deed Records of Kerr County, Texas, then continuing along a fence and the northwest line of said L. H. Purvis 9.917 acre tract, S. 45° 05' W. 437.37 feet to a 3/4" iron stake, the east corner of an 8.54 acre tract of land conveyed to Morris G. Morgan from Eva M. Miller by a deed dated June 9, 1969, and recorded in Volume 138, Page 496, of the Deed Records of Kerr County, Texas.

THENCE, along the northeast line of said Morgan Tract: N. 44° 40' W., at 297.51 feet passing an iron stake at the

northern end of the southeast right-of-way line of George Street, at 1180.04 feet passing a 1/2" iron stake marking the southeast corner of that portion of Paschal Avenue widened to 60 ft. across said Morgan 8.54 acre tract, then continuing for a total distance of 1200.04 ft. to a 1/2" iron stake in the pavement of said Paschal Avenue for the southerly west corner of the herein described tract in the southeast right of way line of the aforementioned extension of Paschal Avenue;

THENCE N. 44° 59' E., 196.71 feet along the southeast right-of-way line of said Paschal Avenue extension to a 5/8" iron stake at its northeast end, a reentrant corner of the herein described tract;

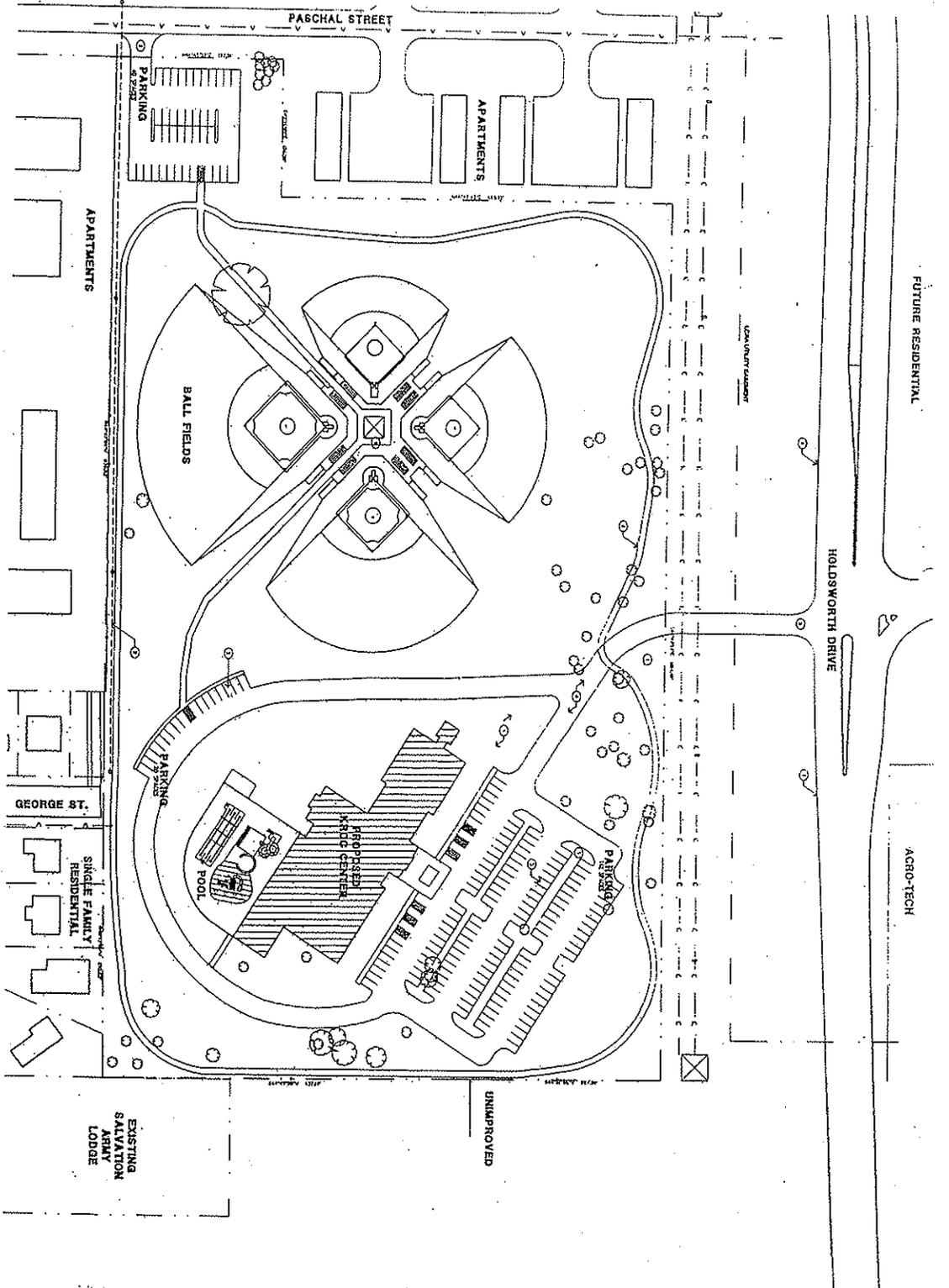
THENCE, along the northeast end of said Paschal Avenue extension, N. 45° 42' W., 4.53 ft. to the PLACE OF BEGINNING, containing 21.78 acres of land, more or less, within these metes and bounds; SAVE AND SUBJECT TO a ten (10) ft. wide easement for the construction, operation and maintenance of a sanitary sewer upon, over and across the hereinabove described tract from the northeast end of George Street to the southwest line of said L.C.R.A., 150 ft. wide strip of land being more particularly described in EXHIBIT "B" of an EASEMENT AGREEMENT between James B. Mitchell and Swanzy B. Nations ("Grantors") and Posgo Corporation, executed the 28th day of February, 1980, and recorded in Volume 11 at Page 527 of the Easement Records of Kerr County, Texas; and

SAVE AND SUBJECT TO an electrical easement granted to the Lower Colorado River Authority by Charles E. Miller to Eva M. Miller recorded in Volume 2, Page 513, of the Easement Records of Kerr County, Texas.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

A survey of 5.490 Acres of land situated just outside the Corporate Limits of the City of Kerrville, Kerr County, Texas, being 3.850 Acres out of Survey No. 626, Abstract No. 335, C. Self, original Grantee, and 1.640 Acres out of Survey No. 117, Abstract No. 162, J. C. Hays, original Grantee, being a portion of that certain 21.78 Acre Tract of land conveyed by Deed to James E. Mitchell and Swanzy B. Nations from Eva M. Miller, dated March 6, 1973, as recorded in Volume 161 on Page 805 of the Deed Records of Kerr County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin found on the Northwest line of said Survey No. 117 and the Southeast line of Paschal Avenue for the lower South corner of said Survey No. 626; an interior corner of said 21.78 Acre Tract of land; and an angle point in the Southwest line of this survey;
- THENCE: Along the upper Southwest line of said 21.78 Acre Tract of land, N 45-54-47 W 35.29 feet to a 1/2" iron pin found by fence post for an angle point and along fence, N 45-35-00 W 286.51 feet to a 5/8" iron pin found by corner post for the upper West corner of said 21.78 Acre Tract of land and the West corner of this survey;
- THENCE: Along the upper Northwest line of said 21.78 Acre Tract of land, N 44-48-25 E 453.53 feet to a 5/8" iron pin found on the Southwest R.O.W. line of a certain Lower Colorado River Authority utility easement for the North corner of said 21.78 Acre Tract of land and the North corner of this survey;
- THENCE: Along the Southwest R.O.W. line of said Lower Colorado River Authority utility easement, and the Northeast line of said 21.78 Acre Tract of land, S 50-33-42 E 198.17 feet to a 5/8" iron pin found for an angle point, and S 44-35-00 E 317.17 feet to a 5/8" iron pin set for the East corner of this survey;
- THENCE: S 45-00-00 W 464.61 feet to a 5/8" iron pin set for the South corner of this survey;
- THENCE: N 45-42-00 W 191.16 feet to the POINT OF BEGINNING.



1 Concept Site Plan
Scale: 1" = 50'

FUTURE RESIDENTIAL

ACRO-TECH

HOLDSWORTH DRIVE

PASCHAL STREET

APARTMENTS

APARTMENTS

BALL FIELDS

GEORGE ST.
SINGLE FAMILY
RESIDENTIAL

EXISTING
SALVATION
ARMY
LODGE

UNAPPROVED

- LEGEND
- 1. UNAPPROVED (P)
 - 2. 1" x 1" PLANTING (P)
 - 3. 2" x 2" PLANTING (P)
 - 4. 4" x 4" PLANTING (P)
 - 5. 6" x 6" PLANTING (P)
 - 6. 8" x 8" PLANTING (P)
 - 7. 10" x 10" PLANTING (P)
 - 8. 12" x 12" PLANTING (P)
 - 9. 14" x 14" PLANTING (P)
 - 10. 16" x 16" PLANTING (P)
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- Legend
- 1. EXISTING TREE
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 - 51. EXISTING PLANTING
 - 52. EXISTING PLANTING

Site Data

APPLICANT: THE SALVATION ARMY
 2001 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

RECORD OWNER OF PROPERTY: THE SALVATION ARMY
 2001 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

PROPOSED PROPERTY USE: RESIDENTIAL CENTER FOR OLDER ADULTS
 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

PROPOSED USERS: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

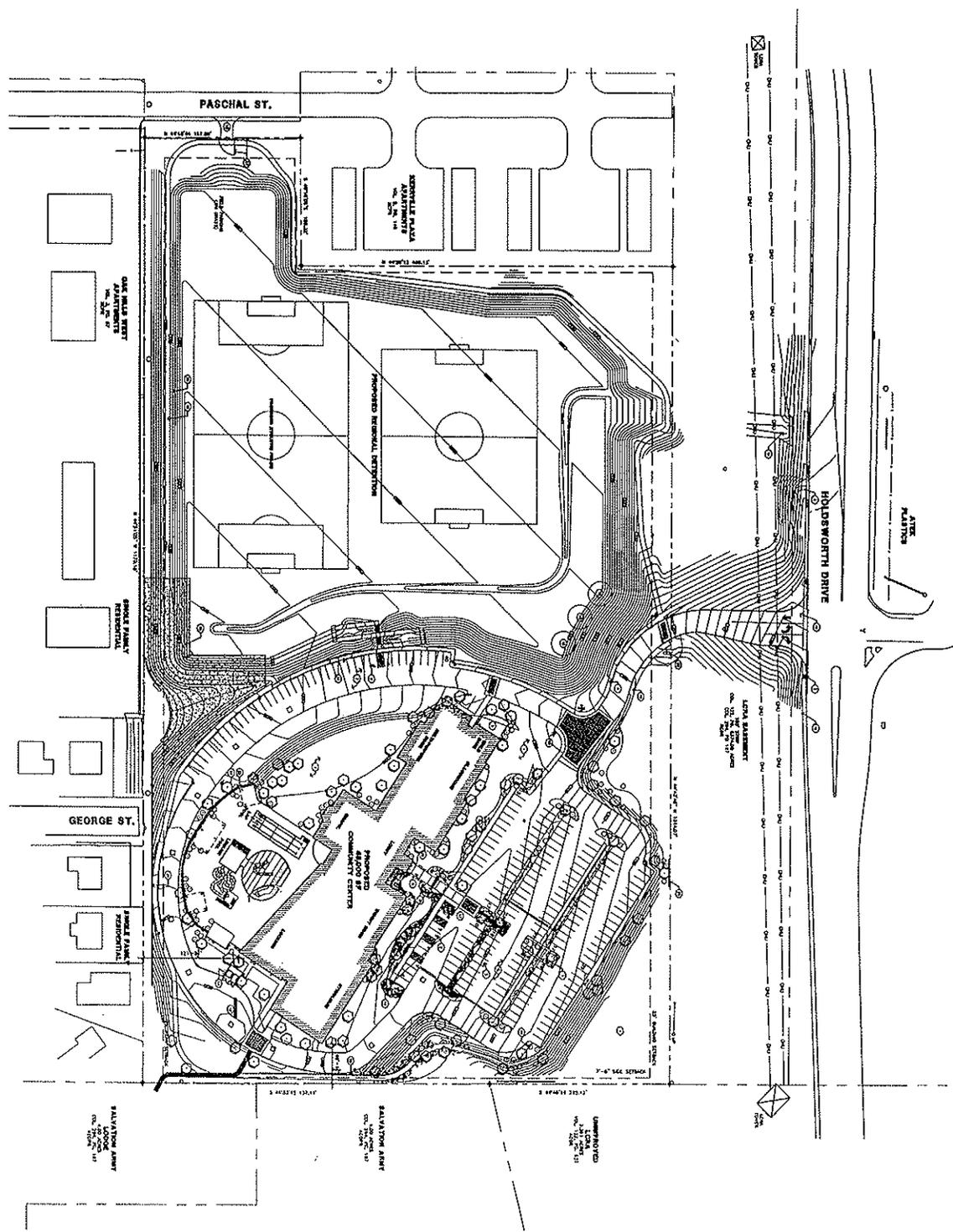
TARGET: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

OFF-STREET PARKING: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

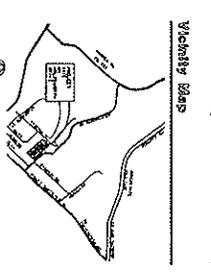
EXISTING ZONING: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002
 OFFICE: 1000 WEST END AVENUE
 HOUSTON, TEXAS 77002

Vicinity Map

EXHIBIT B



1. Site Plan
 Scale: 1" = 20'-0"



Keyed Notes

1. Proposed development/structure (PP)
2. Existing structure (EX)
3. Proposed parking (PP)
4. Proposed landscape/retention structure (PL)
5. Proposed utility (PU)
6. Proposed site access
7. Proposed site access
8. Proposed site access
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Legend

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- 27. Proposed site access
- 28. Proposed site access
- 29. Proposed site access
- 30. Proposed site access

Site Data

APPLICANT: The Salvation Army
 440 West 17th Street, Suite 100
 Fort Worth, Texas 76102
 (817) 332-1111

RECORD OWNER OF PROPERTY: The Salvation Army
 440 West 17th Street, Suite 100
 Fort Worth, Texas 76102
 (817) 332-1111

PROPERTY ADDRESS: 304 West 17th Street
 Fort Worth, Texas 76102

PROPERTY LEGAL DESCRIPTION: Lot 1, Block 1, The Salvation Army Subdivision, City of Fort Worth, Texas

PROPOSED PROPERTY USE: Community Center

PROPOSED USES: Community Center, Office, Retail, Residential, etc.

PROPOSED USES: Community Center, Office, Retail, Residential, etc.

TRAVEL: 100 ft per lot

OFF-STREET PARKING: 100 ft per lot

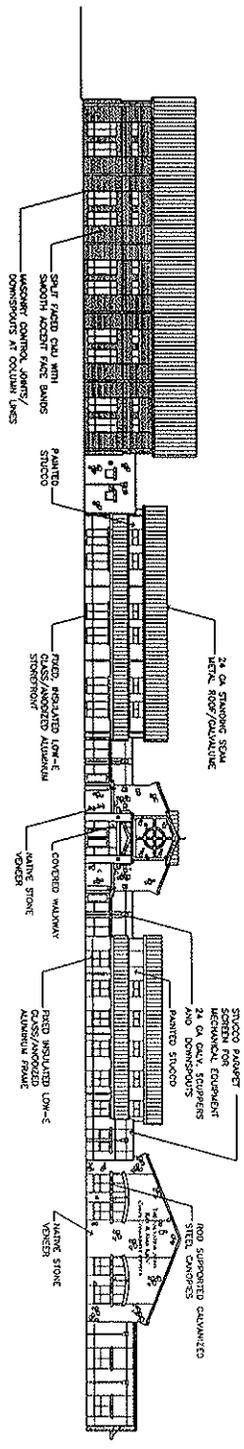
EXISTING ZONING: RW 91-13

DATE: 10/20/08
SCALE: 1" = 20'-0"
PROJECT NO.: PDD.1

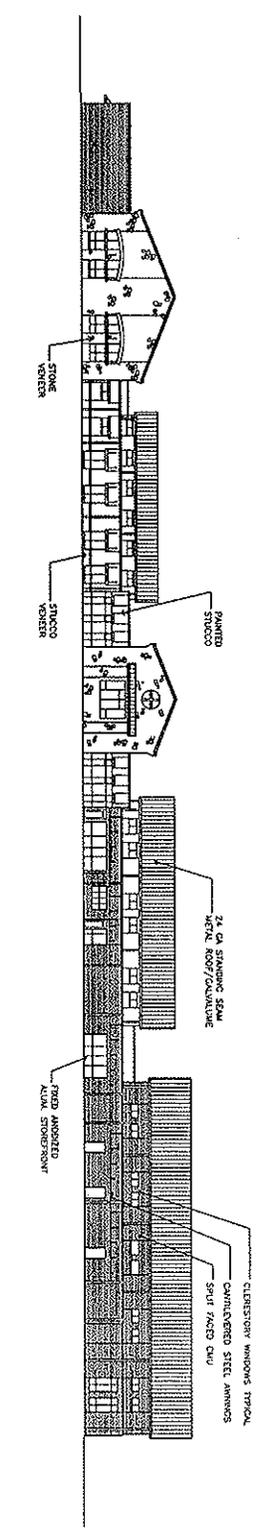
A
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E

1 1 2 3 4 5 6

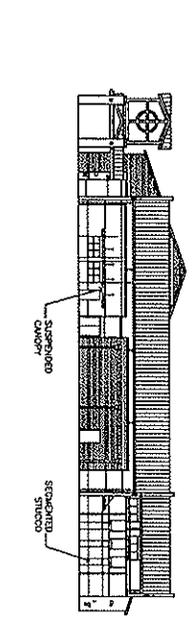
1 North Elevation
Scale: 1/8" = 1'-0"



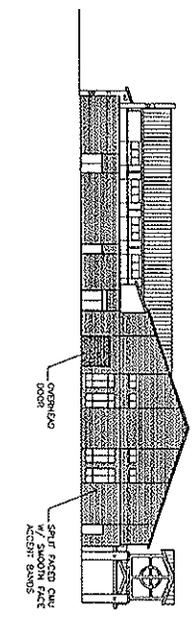
2 South Elevation
Scale: 1/8" = 1'-0"



3 West Elevation
Scale: 1/8" = 1'-0"



4 East Elevation
Scale: 1/8" = 1'-0"



Design Development PP: 20th of October 2008

PROJECT NAME: PDD.2
SHEET NAME: Architectural
DATE: 10/20/08
SCALE: 1/8" = 1'-0"



The Salvation Army
Ray and Joan Kroc
Corps Community Center
Kerrville, Texas

Hastings+Chivetta
Architects, Inc. 1100 Chicago Road, Suite 100 • St. Louis, MO 63105 • 314.833.2712
www.hastingschivetta.com

NOT FOR CONSTRUCTION

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

AGENDA ITEM: 5A **FOR AGENDA OF:** November 20, 2008
DESCRIPTION: Future Agenda Items
APPLICANT(S): Gordon Browning, Senior Planner
ATTACHMENT(S):

The following items have been scheduled for the Commission's December 4, 2008 meeting.

Final Plat: Keystone Section 4A – 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)

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)

Replat: Fuddruckers 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)

Preliminary Plat: Fox Ridge – A seven (7) lot, 11.03 acre tract generally located at the intersection of Rimrock Road and Blue Sky Lane. Zoned: ETJ. Applicant: Guadalupe Survey Company. (File No. 2008-58)

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)