

City of Kerrville Planning & Zoning Commission Agenda
Thursday, August 6, 2009 4:30 p.m.
City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

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| | | <u>Page</u> |
| 1. | <u>4:30 p.m. Call to Order</u>
Chair calls the meeting to order; roll call. | |
| 2. | <u>Visitor/Citizens' Forum</u>
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. | <u>Consent Agenda</u>
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. | <u>Approval of the minutes from the meeting of July 16, 2009</u> | 3 |
| 4. | <u>Public Hearing</u> | |
| 4A. | <u>Replat: Charles Schreiner Addition</u> – A replat of portions of Lots 574, 575 and 576, Block 37, located northwest of the Jefferson Street and Francisco Lemos Street intersection. Zoned: C-11. Applicant: Guadalupe Survey Company. (File No. 2009-26) | 6 |
| 4B. | <u>Sign Variance Request</u> – Consider a variance to the Sign Regulations of the City of Kerrville to allow a second on-premise sign and to allow the sign to be less than sixty (60) feet from an existing on-premise sign located at 2421 Junction Highway. Zoned: GR. Applicant: James Kenalty for McKen, LLC. (File No. 2009-27) | 7 |
| 5. | <u>Executive Session:</u> | |
| 5A. | The P & Z Commission reserves the right to adjourn into executive session at any time to discuss any of the matters listed above as permitted by law including if they meet the qualifications in Sections 551.071 (consultation with attorney), of Chapter 551 of the Texas Government Code. | |
| 6. | <u>Staff Reports</u> | 18 |
| 6A. | <u>Future Agenda Items. Applicant: Senior Planner</u> | |
| 7. | <u>Adjourn</u> - The next scheduled meeting is Thursday, August 20, 2009 | |

The facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I do hereby certify that this notice of meeting was posted on the bulletin board at the city hall of the city of Kerrville, Texas, and said notice was posted on the following date and time: _____ at _____ and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Deputy City Secretary, City of Kerrville, Texas

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

AGENDA ITEM: 3A **FOR AGENDA OF:** August 6, 2009

DESCRIPTION: Approval of minutes of July 16, 2009

APPLICANT(S): Planning and Zoning Commission Secretary

ATTACHMENT(S):

The recording Secretary recommends approval of the proposed minutes.

MEMBERS PRESENT:

Andy Phillips, Chair
Jim Kessler, Vice Chair
Harold Buell, Commissioner
George Hager, Commissioner
David Watterson, Alternate

MEMBERS ABSENT

T. Justin MacDonald, Commissioner
Gene Allen, Alternate

COUNCIL LIAISON PRESENT

Bruce Motheral, Council Liaison

STAFF PRESENT:

Kevin Coleman, Director of Development Services
Gordon Browning, Senior Planner
Regina Rodriguez, Administrative Assistant

1. CALL TO ORDER:

On July 16, 2009, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:31 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 July 2, 2009

Cmr. Kessler moved for approval of item the minutes; motion was seconded by Cmr. Watterson and passed 5-0.

4. Public Hearing

4A. Sign Variance Request – A variance to the Sign Regulations of the City of Kerrville to allow an existing sign to exceed the maximum allowed sign area of thirty-two (32) square feet by twelve (12) square feet for property located at 1900 Goat Creek Road. Zoned: RC. Applicant: First Christian Church. (File No. 2009-24)

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

Cmr. Phillips opened the public hearing at 4:34 p.m. Cmr. Phillips closed the public hearing at 4:46 p.m

Mr. Jay Dozier, Pastor of First Christian Church, gave a brief explanation concerning the reasoning for the reader board sign located at the church.

Mr. Kessler made comments concerning the sign, as he believes that this is a distraction for drivers and a safety hazard.

Mr. Dozier commented that they are still working, evaluating and learning the new procedures on how this reader sign works with drive times and messaging.

Commissioners made miscellaneous comments and observations concerning different safety issues, including speed limits in the area, traffic safety, school crossing guards.

Cmr. Watterson moved for approval of the sign variance subject to staffs recommendation; motion was seconded by Cmr. Buell and passed 4-1.

5. Final Plats

5A. **Final Plat: Paseo De Paz** – A one (1) lot 7.62 acre tract located at 401 Clearwater Paseo. Zoned: PDD. Applicant: Ashley Surveying. (File No. 2009-25)

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

Cmr. Hager moved for approval of the final plat subject to staffs recommendation; motion was seconded by Cmr. Buell and passed 5-0.

5B. **Final Plat: Overstreet Park** – A replat of Lots 2, 3 and 4, Block 1, Overstreet Park, a 2.64 acre tract located at 1433, 1421 and 1381 Junction Highway. Zoned: PDD. Applicant: Guadalupe Survey Company. (File No. 2009-23)

Mr. Browning presented the finding of facts to the Commission

Mr. Coleman commented the restaurant is near completion and the restaurant is required to file a LOMR F file, in lieu of this the commission is approving the plat without the document. They have made the owner aware of all of the information concerning this.

Cmr. Buell moved for approval of the final plat subject to staffs recommendation; motion was seconded by Cmr. Hager and passed 5-0.

5C. **Final Plat: Palacios Del Guadalupe** – A one (1) lot, 10.91 acre tract located at 521 Guadalupe Street. Zoned: W-8. Applicant: Guadalupe Survey Company. (File No. 2009-19)

Mr. Browning presented the finding of facts to the Commission

Cmr. Kessler moved for approval of the final plat subject to staffs recommendation; motion was seconded by Cmr. Buell and passed 5-0.

6. Information and Discussion

6A. **Concept Plan: Old River Road RV Park** – An approximately 100 acre tract located southwest of SH 27, accessed from Colvin Ranch Road and Center Point Drive. Zoned: ETJ. Applicant: Vordenbaum Engineering, Inc. (File No. 2009-20)

Mr. Browning presented the finding of facts to the Commission

Mr. Kessler's concern was if water mains were going to be adequate in diameter and the supply be adequate to handle fire prevention

Mr. Browning commented that "yes" it would be adequate and that they would still need to fill that system per the City's specifications. In addition, Mr. Motheral mentioned that if water mains were not adequate, they could have the option to hook on to City water.

Mr. Phillips had comments concerning the impervious cover, since this is a hay covered field.

Mr. Spraggins commented they are aware of the regulations and City guidelines as part of the flood plan and runoffs, they are working on completing the necessary paperwork.

Mr. Phillips, was concerned about the kind of filtration system they would have to have to protect the river from oil, gasoline and chemicals leaving the site.

Mr. Spraggins made him aware that they are working on putting in a retention pond to avoid these spills, along with a buffer between the project and the river.

Mr. Hager's concern is how the sewer/wastewater system would work for this project.

Mr. Browning commented that they would need to apply with TCEQ to receive a permit for the private treatment system.

Ms. Mary Matthews spoke concerning the development, stating that they are opposed to this project for many reasons, primary how they will be impacted.

6. STAFF REPORTS

6A. Future Agenda Items. Applicant: Senior Planner

7. Adjourn – The next scheduled meeting is Thursday, August 6, 2009

The meeting adjourned at 5:20 p.m.

Cmr. Phillips moved for a motion to adjourn the meeting, Cmr. Buell moved to adjourn; motion was seconded by Cmr. Watterson

ATTEST:

Andy Phillips, Chair

Regina Rodriguez, Recording Secretary

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

AGENDA ITEM: 4A **FOR AGENDA OF:** August 6, 2009

DESCRIPTION: Replat: Charles Schreiner Addition – A replat of portions of Lots 574, 575 and 576, Block 37 located northwest of the Jefferson Street and Francisco Lemos Street intersection. Zoned: C-11. (File No. 2009-26)

APPLICANT(S): Guadalupe Survey Company

ATTACHMENT(S): Plat

SUMMARY STATEMENT – FINDING OF FACT

History/Timeline:

- July 10, 2009 – Replat accepted for review and consideration.
- July 29, 2009 – Development Review Committee (DRC) review process completed.
- July 31, 2009 – Staff comments to applicant.
- **August 6, 2009 – Consideration of replat by the Commission.**

Summary:

- Proposed replat reconfigures the remaining portions of three (3) lots into a building site.
- The proposed use of the site is an office, the current zoning, C-11, allows this use by right.

RECOMMENDED ACTION

Staff recommends approval of the replat subject to the following;

1. Show the locations of all service lines (water and sewer) to ensure that service lines do not cross existing and/or proposed lot lines. If existing service lines do cross lot lines they will need to be relocated or an easement will need to be provided.
2. Remove the signature block for the City Engineer and add a signature block for the City Planner.

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

AGENDA ITEM: 4B **FOR AGENDA OF:** August 6, 2009

DESCRIPTION: **Sign Variance Request** – Consider a variance to the Sign Regulations of the City of Kerrville to allow a second on-premise sign and to allow the sign to be less than sixty (60) feet from an existing on-premise sign located at 2421 Junction Highway. Zoned: GR. (File No. 2009-27)

APPLICANT(S): James Kenalty for McKen, LLC.

ATTACHMENT(S): Location Map, Request, Review Materials

History/Background:

In May 1985, City Council adopted the City's first sign ordinance. During fifteen (15) months of public hearings and workshops proceeding the adoption, staff completed a survey and inspection of all existing signs within the City and found over 360 nonconforming signs. Within a year, a vast majority of the signs were brought into compliance with the new ordinance. Of the remaining signs, 139 were deemed nonconforming. In November 1985, the Council, pursuant to state law, established a 'Municipal Sign Board' to consider the nonconforming signs; of the 139 sign owners notified at that time, 78 requested hearings before this Board. After hearings and discussions with the owners, the Board issued orders which set an amortization schedule for each sign based upon the sign's age and replacement costs.

The Sign Board amortized the large billboard sign at this location until July 1, 2002. However, the owner of the sign failed to remove the sign. Following several notices from the City to the owner, Council eventually authorized the filing of a lawsuit against the current owner to require removal of the sign or its alteration into a lawful sign. While the lawsuit was pending, the City and current owner entered into a settlement agreement, which provides in part as follows:

1. by July 17, 2009, the owner would reduce the two sign face of the existing billboard to 150 square feet per the sign ordinance (DONE), and
2. by July 17, 2009, the owner would have the opportunity to apply for a variance to allow a permit to be issued for a second on-premise sign to be located less than 60 feet from the existing on-premise sign, the existing billboard (DONE, variance applied for).

Current Sign Regulations:

Section 27.3 (3) (C) of the City's Sign Regulations states, for building lots two hundred (200) feet in width but less than four hundred (400) feet in width, that the following signage is allowed:

one (1) freestanding sign with a maximum sign area of 150 square feet and a maximum height of 35 feet.

Variance:

The billboard has been reduced, satisfying the settlement agreement. The variance request being considered, to allow a second on-premise sign, is authorized by the settlement agreement. Keep in mind, that the settlement agreement provides that City staff may dispute the owner's variance application, which we are doing.

As the Commission knows, the City's Sign Ordinance assigns the public hearing and disposition of variances under those regulations to the Planning and Zoning Commission (see attached 27.11 *Variances* from the Sign Regulations, Exhibit: 1).

The ordinance provides that “[t]he Commission may grant the variance as presented, or in a modified form, or subject to conditions, or it may deny the application on the grounds of being incompatible with a neighboring use, traffic safety, the purpose statements as listed herein, or that will give one business an unfair advantage over other businesses.” The purpose statements for the ordinance are as follows:

1. To assure that each business or individual maintains adequately their right to communicate to the public.
2. To insure that the size, location and lighting/coloration of each sign meets the standards necessary to protect the health, welfare and safety of the public and preserves the values of adjacent properties.
3. To insure that passing motorists or pedestrians can be adequately informed by signs providing information and directions.
4. To alleviate the proliferation of sign usage which is detrimental to the growth of the city, and the safety and welfare of the citizen traveling city streets.

Keeping these objectives of the ordinance in mind, what follows is the evaluation criteria set forth in the City's Zoning Ordinance, which the Commission must use when considering variances to the Sign Ordinance. No variance shall be granted unless the following findings are made:

- i that there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area, topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;
- ii that the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;
- iii that the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;
- iv that the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;
- v that the variance to be granted is the minimum variance that will relieve the proven hardship;
- vi that the variance is not being granted to relieve the applicant of conditions or circumstances:
 - a* which are not inherent in the property itself, but are the result of the use or development of the property, or
 - a* which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or
 - a* which were otherwise self-imposed by the present or a previous owner;
- vii that the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;
- viii that the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;

- ix that the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-I-21.

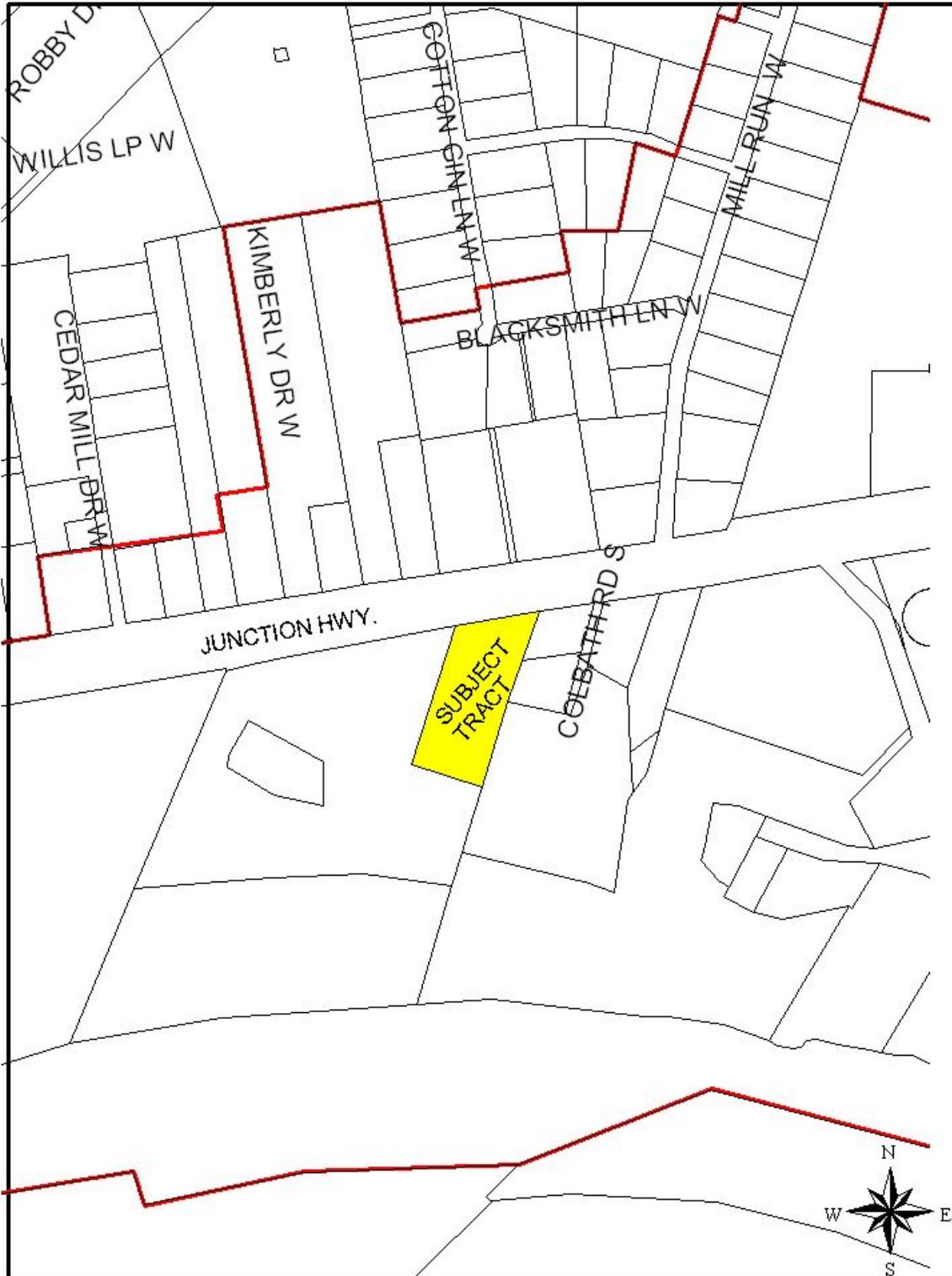
The Commission shall use the criteria set forth in Article II I 23(b) (see attached, Exhibit: 2 for reviewing and considering variances to the Sign Regulations.

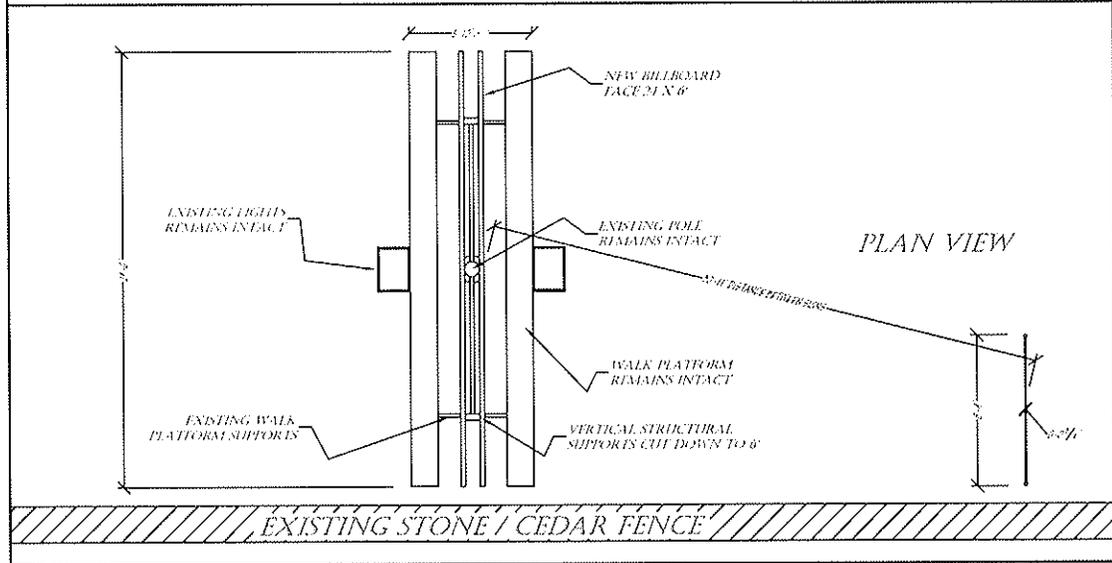
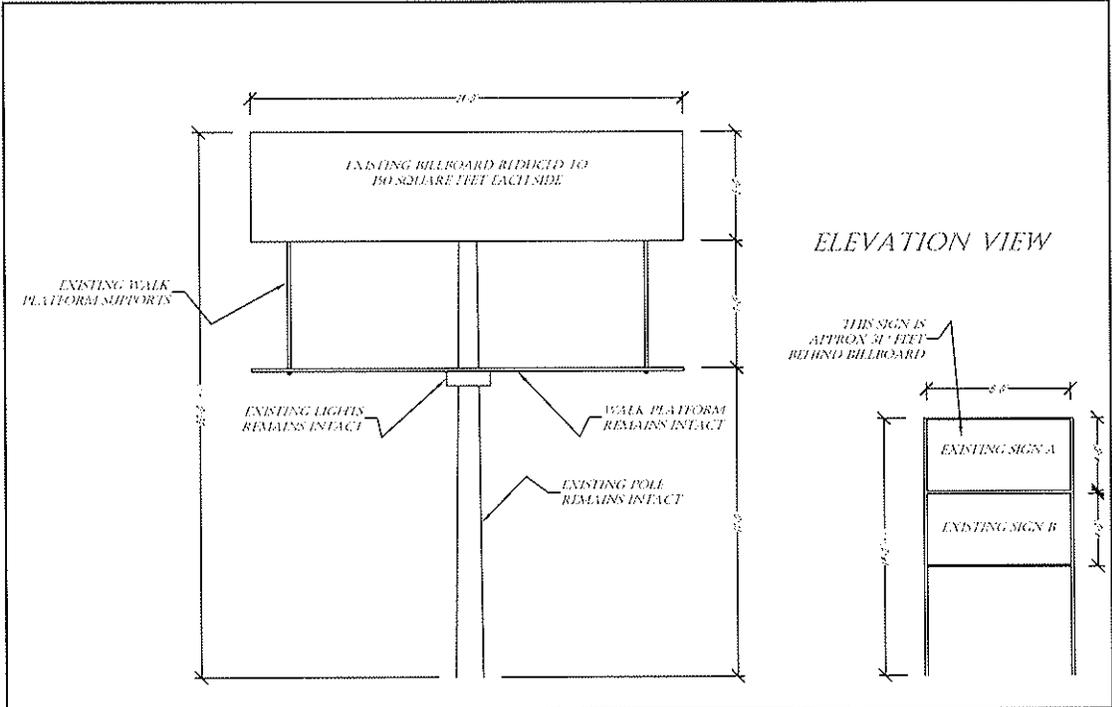
RECOMMENDED ACTION

Deny the request for a variance for the following reasons:

- 1) granting the variance would be inconsistent with the “purpose statements” for the Sign Ordinance; specifically, the applicant and owner of the property has a sign that may be used to adequately inform the public about the businesses located on the property.
- 2) staff does not believe that the variance matches up with any of the findings.

Finally, as detailed above, the City took great steps to follow state law in adopting a sign ordinance and an amortization schedule for nonconforming signs. Toward that end, the City provided notice and an opportunity to be heard and the previous sign owner participated. The billboard located on the property was scheduled to be removed or to come into compliance in 2002. However, the City needed to file a lawsuit to gain compliance. From 1985 until this time, the City did not permit any additional billboards and thus it could be argued that the owner, along with several other sign owners, experienced the benefits of a limited monopoly during this period. The City is in the process of gaining compliance with all owners of amortized signs.





12' EASEMENT (+ -)

2421 JUNCTION HWY.
KERRVILLE, TEXAS 78028

EDGE OF EXISTING ROAD
(JUNCTION HWY)

2. Unless provided otherwise by the City Council, for the purpose of these sign regulations, all land in the extraterritorial jurisdiction shall be subject to the regulations set forth in Subsection 27.3, paragraph 3, above.

27.11 Variances

Variances may be granted to these sign regulations provided that the procedures and standards set out below are followed.

1. Procedures.

- A. Application for a variance shall be filed with the Planning Department two weeks prior to the Planning and Zoning Commission meeting. The application shall include the following:

- (1) Name/address of owner/applicant.
- (2) Address/property legal description.
- (3) Statement that the applicant is the owner or authorized agent, or has a contract for sale.
- (4) Site plans, elevations, improvement plans, and other such drawings, all sufficiently dimensioned land oriented to illustrate the following:
 - i. the location and dimensions of lot lines.
 - ii. the location, appearance, and intended use of buildings and signs on the site, and the approximate location of existing buildings and freestanding signs on abutting lots. (Photographs may be used.)
 - iii. the location of site improvements including parking and loading areas, pedestrian and vehicular access, landscaped areas, utility or service areas, fencing and screening, and lighting, where applicable. (Photographs may be used.)

B. Preliminary Conference.

The applicant shall meet with the staff to consider alternatives and the nature of his petition prior to or during the application process.

C. Public hearing.

The Planning and Zoning Commission shall hold a public hearing on each application for a variance using the same notice requirements as required for

commission hearings conducted for zoning ordinance amendments. At the public hearing, the Commission shall review the application and shall receive pertinent evidence concerning the proposed variance.

D. Report of the Planning Department.

The Planning Department shall review the application or proposal and shall be filed with the Planning and Zoning Commission prior to the public hearing.

E. Action by the Planning and Zoning Commission.

The Commission may grant the variance as presented, or in a modified form, or subject to conditions, or it may deny the application on the grounds of being incompatible with a neighboring use, traffic safety, the purpose statements as listed herein, or that will give one business an unfair competitive advantage over other businesses.

2. Evaluation Criteria

- A. The Planning and Zoning Commission shall use the criteria set forth for Article 11-I-23(b.) for the granting of variances to the Zoning Code when considering variances to this ordinance.
- B. Notwithstanding a., above, no variance may be granted for signs that are listed as a prohibited sign(s) in Subsection 27.2 of this ordinance.

27.12 Amortization in Event of Invalidity. In the event any provision of state law authorizing the prohibition, removal or alteration of signs after a period of amortization is held invalid; or any provision of the City sign ordinance, or any regulation, action, or decision, thereunder, is held invalid; or, any period of amortization set by the Municipal Board of Sign Control is ever held to be invalid; then the amortization period for any sign invalidly amortized under any such law, ordinance, regulation, action of decision, shall be, and is, June 3, 1994.

Except, however, this ordinance shall not apply to those signs whose amortization period was established as one year or less.

27.13 Definitions.

Sign: Any letters, figures, trademarks, or devices designed to inform people of the identity of an individual, firm, profession, business, product, goods, or service, and which is (are) recognizable from any public right-of-way. Some, but not all, kinds of signs are defined as follows:

1. Sign, "A-Frame": See definition of "Sign, Unattached".

- (2) Required Vote: The concurring vote of seventy-five percent (75%) of the members of the Board of Adjustment is required to modify or reverse an order, requirement, decision, or determination of a City administrative official.

(b) Variances: The Board of Adjustment may grant a variance to the Zoning Code as permitted by Article 11-1-22(o.)(2) in accordance with the following procedures:

- (1) Application: An application for a variance shall be made in writing on forms provided by the Planning Division and filed with the secretary of the Board of Adjustment. An application for a variance shall be deemed complete when all information on the application form is provided and the application is accompanied by the following:
- (i) all fees established by the City Council for such matters; and
 - (ii) a description of the property to which the variance would apply sufficient to identify the location and the boundaries of the property; and
 - (iii) the reason the person is requesting the variance;
 - (iv) the signature, acknowledged by a notary public of:
 - a the owner of the property; and
 - b if different than the owner, the signature of the person requesting the variance; and
 - (v) when the variance relates to the development of a specific tract of land, eight (8) copies of a site plan drawn to scale showing existing and proposed development of the property in question.
- (2) Public Hearing; Notice: Upon filing of an application for a variance, the director of the Planning Division shall set a date for a public hearing thereon as soon as may be practicable; provided, however, the Board of Adjustment shall hold a public hearing on a request for a variance under this Section (b.) only after the filing of a completed application with the secretary of the Board of Adjustment and in no case earlier than ten (10) days after notice of the time and place of the public hearing has been:
- (i) published in the City's official newspaper; and
 - (ii) sent to the applicant and the owners of all property located within 200 feet of the property which is the subject of the variance by depositing a copy of the notice in the United States Mail, postage prepaid, and pre-addressed according to the address indicated on the last approved City tax rolls.
- (3) Required Findings of Fact: No variance shall be granted by the Board of Adjustment until it makes the following findings:
- (i) that there are exceptional circumstances or conditions applicable to the property on which the application is made related to size, shape, area,

topography, surrounding condition or location that do not apply generally to other property in the same area and the same zoning district;

- (ii) that the exceptional circumstances or conditions are such that literal enforcement of the provisions of this Chapter would result in an unnecessary hardship inconsistent with the general purpose and intent of this Chapter;
- (iii) that the granting of such variance will not be contrary to the public interest, materially detrimental to the public welfare, or injurious to the property or improvements in the zoning district or area in which the property is located;
- (iv) that the granting of such variance will not be contrary to the objectives and principles contained in the comprehensive plan, as amended;
- (v) that the variance to be granted is the minimum variance that will relieve the proven hardship;
- (vi) that the variance is not being granted to relieve the applicant of conditions or circumstances:
 - a* which are not inherent in the property itself, but are the result of the use or development of the property, or
 - b* which are caused by a division of land on or after June 16, 1997, other than a division of land resulting from the sale of a property interest to a governmental entity, which division of land caused the property to be unusable for any reasonable development under the existing regulations, or
 - c* which were otherwise self-imposed by the present or a previous owner;
- (vii) that the variance is not grounded solely upon the opportunity to make the property more profitable or to reduce expense to the current or any future owner;
- (viii) that the variance would not modify or effectively repeal any development or use regulations set forth in a Conditional Use Permit or an ordinance or resolution adopting a Development Site Plan or establishing a Special Use District or Planned Development District which are in addition to the generally applicable use and development regulations set forth in this Chapter;
- (ix) that the variance would only affect a specific parcel of property and is not of such a general nature as to effectively constitute a change in zoning of said parcel or a larger area without following the procedures set forth in Article 11-I-21.

- (2) **Record of Findings:** In addition to the record of the vote of the members regarding the application, the minutes of the Board of Adjustment shall contain the findings of facts on which its decision was based including, but not limited to, its findings as to the matters set forth in Subsection (3), above, and a description of the extraordinary circumstances found to be affecting the property in question.
- (3) **Decision of the Board:** After receiving all evidence, hearing all argument, and making its findings of fact regarding an application for a variance, the Board of Adjustment may:
- (i) grant the variance as requested;
 - (ii) grant a variance modified in accordance with the findings of the Board of Adjustment; or
 - (iii) deny the variance.
- (4) **Required Vote:** The concurring vote of seventy-five percent (75%) of the members of the Board of Adjustment is required to grant a variance.
- (5) **Effective Date of Variance:** A variance granted by the Board of Adjustment shall become effective after the expiration of ten (10) days from the date of filing its decision with the Planning Division unless the Board specifically establishes a different effective date. The effective date of a variance can be based on the satisfaction of a condition.

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- (c) **Filing of Decisions:** Not later than three days, excluding Saturdays, Sundays, and City holidays, after the adjournment of the meeting at which the Board of Adjustment votes pursuant to this Article on an appeal of the act of a City administrative official or on an application for a variance, the secretary of the Board of Adjustment shall file the decision with the Planning Division.
- (d) **Appeals of Board of Adjustment Decisions:** An appeal of a decision of the Board of Adjustment must be prosecuted in accordance with Texas Local Government Code §211.010, as amended.

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

AGENDA ITEM: 6A **FOR AGENDA OF:** August 6, 2009

DESCRIPTION: Future Agenda Items

APPLICANT(S): Gordon Browning, Senior Planner

ATTACHMENT(S):

The following items have been tentatively scheduled for the Commission's August 20, 2009 meeting;

Preliminary Plat: The Coming King Sculpture Prayer Garden – A two (2) lot 22.89 acre tract located at 510 Benson Drive. Zoned: GTW and ETJ. Applicant: Voelkel Land Surveying, PLLC. (File No. 2009-28)

Preliminary Plat: Old River Road RV Resort – A 280 lot 101.74 acre tract located southwest of SH 27, accessed from Colvin Ranch Road and Center Point Drive. Zoned: ETJ. Applicant: Vordenbaum Engineering, Inc. (File No. 2009-22)

Residential Replat: The Summit, Phase 12 – A replat of Lots 23, 24 and 25, Block 9 located at 1894, 1896 and 1898 Summit Top Drive. Zoned: RC. Applicant: Grogan Surveying. (File No. 2009-29)

Conditional Use Permit (CUP) Request – A request for a CUP to allow Retail Trade I and Business Services I uses on a 1.35 acre tract located at 1241 Junction Highway. Zoned: GR. Applicant: Gerald McCall. (File No. 2009-30)