

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING

Monday, July 2, 2007 - 6:00 P.M.
CITY HALL
209 South Washington Street, Kaufman, Texas 75142

CHAIRMAN	ANITA HALL	
VICE-CHAIRMAN	BURTON BROWN	
COMMISSIONER	TIM KING	
COMMISSIONER	PATSY LEFTWICH	
COMMISSIONER	LARRY NELSON	(Absent)
COMMISSIONER	LOUIS TIJERINA	(Absent)
COMMISSIONER	KENNY CAMPBELL	

CALL TO ORDER

1. CHAIRMAN STATES TIME AND DATE; DECLARES A QUORUM PRESENT.

Chairman Hall called the meeting to order at 6:00 p.m. Monday, July 2, 2007. Commissioners present were Chairman Anita Hall, Vice-Chairman Burton Brown, Commissioner Tim King, Commissioner Patsy Leftwich, and Commissioner Kenny Campbell. Chairman Hall declared a quorum present. Director of Development Services Terry was also present. Present in the audience was Lee Ayres, Talmage Richman, William Voorhies, Sandy Rubio, Roy Gene Gardner, and Anne Glasscock.

INVOCATION & PLEDGE OF ALLEGIANCE

WELCOME NEW MEMBER – Kenny Campbell

ACTION AGENDA

1. CONSIDER A REQUEST FROM RAY RUBIO, AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN AMENDED SITE PLAN, IN ORDER TO EXPAND THE EXISTING CROSSROADS LIQUOR STORE BY APPROXIMATELY 3,900 SQUARE FEET, LOCATED AT 1807 S. HOUSTON STREET, BEING LOT 1, BLOCK A OF THE RUBIO ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (CASE NO. S-03-07)

Terry Capehart stated the applicant is proposing to expand their existing 5,027 square feet retail liquor/donut store by approximately 3,900 square feet and relocate the drive-through service window to the new addition which will increase the building size to 8,927

square feet. The new addition will be added onto the rear of the existing building and will be constructed to match the same materials as the main store and thus meet the exterior façade requirements. The addition will also meet all of the required setbacks. The total number of parking spaces required will be forty-two (42) spaces; thirty-eight (38) spaces at one space per 200 sq. ft. of retail space and four (4) spaces at one space per 100 square feet for the 400 sq. ft. dining area of the donut shop. The existing parking lot has thirty one (31) spaces and with eleven (11) new spaces to be added the parking requirement will be achieved. For projects with 26-50 parking spaces a minimum of two handicapped spaces are required and the site plan indicates this requirement has also been met. Since the building, with the proposed addition, will exceed the 7,500 square feet threshold for a fire suppression system requirement the owners have agreed to install a sprinkler system to satisfy this code issue.

Commissioner King made a motion to approve an Amended Site Plan, in order to expand the existing Crossroads Liquor Store by approximately 3,900 square feet, located at 1807 S. Houston Street. The motion was seconded by Commissioner Leftwich. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

PUBLIC HEARINGS

- 1. CONSIDER A REQUEST FROM LEE AYRES, EXECUTIVE DIRECTOR OF THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION, REGARDING AN AMENDMENT TO THE MILLENNIUM BUSINESS PARK PLANNED DEVELOPMENT (PD O-16-99) EXHIBIT "B" IN ORDER TO EXPAND THE ALLOWED USES ON CERTAIN LOTS WITHIN THE BUSINESS PARK, LOCATED AT 1701 E. STATE HIGHWAY 175, AND BEING ALL OF A CERTAIN 78.572 ACRE TRACT OF LAND OUT OF THE LEVI YORK SURVEY, ABSTRACT 609, BEING ALL OF THE KAUFMAN BUSINESS PARK ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (CASE NO. Z-02-07)**

- a. CONDUCT PUBLIC HEARING**

Chairman Hall declared the Public Hearing open at 6:13 p.m.

Lee Ayres stated that because of the proposed Highway 34 bypass, we are anticipating that the right-of-way maps are being assembled now showing its location. Looking at the location of the Millennium Business Park, in conjunction with the Highway 34 bypass, there are better and higher types of uses that the properties can be utilized for. Building heights has changed from 35 feet to 50 feet. The masonry requirement has been changed from 80% to 75%.

Not hearing any requests to speak, Chairman Hall declared the Public Hearing closed at 6:18 p.m.

- b. ACT UPON A RECOMMENDATION TO CITY COUNCIL**

Terry Capehart stated the proposed revisions to the Performance and Development Standards of the Millennium Business Park Planned Development are delineated in "bold" type in the attached Exhibit "B" to indicate what text was

added or changed. The proposed revisions were approved by the KEDC Board of Directors on April 10, 2007 and the recommendation to amend the current standards has now been forwarded to the Planning and Zoning Commission and City Council for final action. The purpose of the proposed changes is to take advantage of the high visibility the highway frontage affords to certain lots in the business park by allowing specific retail and service uses, as indicated in the attached Exhibit "B", to be permitted on these lots while preserving the original intent of the remainder of the business park to primarily be an employment center. The proposed revisions are intended to promote long term economic vitality, preserve property values and encourage new development within the community.

Vice-Chairman Brown made a motion to approve an amendment to the Millennium Business Park Planned Development (PD O-16-99) Exhibit "B" in order to expand the allowed uses on certain lots within the business park, located at 1701 E. State Highway 175. The motion was seconded by Commissioner King. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

2. CONSIDER A REQUEST FROM CALVARY BAPTIST CHURCH, REGARDING THE ESTABLISHMENT OF THE INITIAL ZONING ON A CERTAIN TRACT OF LAND, BEING A SINGLE TRACT OF LAND TOTALING 9.126 ACRES, RECENTLY ANNEXED, AS SINGLE-FAMILY 8 DISTRICT (SF-8); LOCATED AT 1609 RAND ROAD, BEING DESCRIBED IN A DEED RECORDED IN VOLUME 2907, PAGE 297 OF THE DEED RECORDS OF KAUFMAN COUNTY, AND BEING SITUATED IN THE LEVI YORK SURVEY, ABSTRACT 608; CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (CASE NO. Z-03-07)

a. CONDUCT PUBLIC HEARING

Chairman Hall declared the Public Hearing open at 6:30 p.m. Not hearing any requests to speak, Chairman Hall declared the Public Hearing closed at 6:31 p.m.

b. ACT UPON A RECOMMENDATION TO CITY COUNCIL

Terry Capehart stated the applicants petitioned to voluntarily annex a 9.126 acre tract of land on June 18, 2007 which was approved by the City Council and are requesting that the initial zoning be established as Single-Family 8 (SF-8) Residential District. The applicant is proposing to construct the new Calvary Baptist Church facility on the fifteen acre tract of land which is located adjacent to the Helen Edwards School at 1609 Rand Road, of which the subject 9.126 acre tract is a part. Phase 1 of the proposed facility will be a 14,000 square feet sanctuary which will be added to in later phases as depicted on the site plan that was approved by the City Council on June 18, 2007.

Commissioner King made a motion to approve the initial zoning on a certain tract of land, being a single tract of land totaling 9.126 acres, recently annexed, as Single-Family 8 District (SF-8); located at 1609 Rand Road. The motion was seconded by Commissioner Leftwich. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

CONSENT AGENDA

1. CONSIDER AND ACT UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FROM THE JUNE 4, 2007 REGULAR MEETING.

Vice-Chairman Brown made a motion to approve the minutes from the June 4, 2007 Regular Meeting, seconded by Commissioner Campbell. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

ADJOURNMENT

Commissioner Campbell made a motion to adjourn at 6:43 p.m., seconded by Commissioner King. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

ANITA HALL
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN