

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING

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

CHAIRMAN	ANITA HALL	(Absent)
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 6:11 p.m. Monday, August 6, 2007. Commissioners present were 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

INVOCATION & PLEDGE OF ALLEGIANCE

ACTION AGENDA

1. CONSIDER A REQUEST FROM MAYSE AND ASSOCIATES, REPRESENTING THE JACK IN THE BOX CORPORATION, AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A SITE PLAN, IN ORDER TO DEVELOP A RESTAURANT WITH DRIVE-THROUGH SERVICES, BEING ALL OF A CERTAIN 0.563 ACRE TRACT OF LAND, LOCATED AT 1904 S. WASHINGTON STREET, AND BEING LOT 1, BLOCK 233 OF SNOW'S SECOND ADDITION, AND BEING SITUATED IN THE D. FALCON SURVEY, ABSTRACT 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (CASE NO. S-04-07)

The site plan under consideration is for a Jack in the Box restaurant with drive-through service facilities which is allowed by right in the Commercial District. The proposed building is approximately 2,379 square feet in size which is approximately 10.2% lot coverage. The nearest fire hydrant is located on the southeast corner of the lot near the Washington Street right-of-way which is well within the minimum 300 feet required distance. The driveway will remain in the same location as it currently exists in alignment with an access easement that separates the subject lot from the adjacent lot to the north. Sixteen (16) parking spaces are required and seventeen (17) spaces have been provided including one handicap access space. The drive-thru access lane has

approximately one hundred twenty feet (120') of stacking distance and exceeds the minimum stacking distance of sixty feet (60') as required by the Zoning Ordinance. An escape lane running parallel to the drive-thru lane has also been provided as required. The minimum area required to be landscaped is 15% of the site and the applicant has provided 22% on the site plan.

Commissioner King made a motion to approve a Site Plan, in order to develop a restaurant with drive-through services, located at 1904 S. Washington Street, seconded by Commissioner Campbell. Vice-Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 4-0.

CONSENT AGENDA

1. CONSIDER AND ACT UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FROM THE JULY 2, 2007 REGULAR MEETING.

Vice-Chairman Brown made a motion to approve the minutes from the July 2, 2007 Regular Meeting, seconded by Commissioner Campbell. Vice-Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 4-0.

ADJOURNMENT

Commissioner Campbell made a motion to adjourn at 6:33 p.m., seconded by Commissioner Leftwich. Vice-Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 4-0.

ANITA HALL
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN