

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING

Monday, December 3, 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
COMMISSIONER	LOUIS TIJERINA
COMMISSIONER	STEVE COOPER

CALL TO ORDER

1. Chairman states time and date; declares a quorum present.

INVOCATION & PLEDGE OF ALLEGIANCE

WELCOME NEW COMMISSIONER: Steve Cooper

ACTION AGENDA

1. Consider a request from Janico Builders, Inc. on behalf of M.J.Y. Inc., 2008 Old Gate Lane, Sunnyvale, Texas, and act upon a recommendation to the City Council regarding a Preliminary Plat to subdivide the old Janico Builders site into four (4) lots for new development including a new Denny's restaurant, being all of a certain 4.39 acre tract of land, generally located on the southwest corner of State Highway 175 and State Highway 34, and being described as Lots 1-4, Block 1 of the Kaufman Plaza Addition, as described in a deed recorded in Volume 544, Page 520 and Volume 618, Page 671 of the Deed Records of Kaufman County, and being situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. (Case No.P-02-07)
2. Consider a request from M.J.Y. Inc., 2008 Old Gate Lane, Sunnyvale, Texas, and act upon a recommendation to the City Council regarding a Site Plan in order to develop a new Denny's restaurant, being all of a certain 35,761 square feet (0.82 acre) tract of land, generally located on the southwest corner of State Highway 175 and State Highway 34, and being Lot 1, Block 1 of the Kaufman Plaza Addition and being situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. (Case No.S-06-07)

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3. Consider a request from Joe House, representing House Nursery, Ltd., and act upon a recommendation to the City Council regarding a Site Plan in order to develop a wholesale/retail nursery, being all of a certain 5.528 acre tract of land, located at 2691 E. State Highway 175 at the intersection of County Road 166, and being described in a deed recorded in Volume 3262, Page 111 of the Deed Records of Kaufman County and being situated in the L. York Survey, Abstract No. 609, City of Kaufman, Kaufman County, Texas. (Case No.S-07-07)

CONSENT AGENDA

1. Consider and act upon approval of the Planning and Zoning Commission Minutes from the November 5, 2007 Regular Meeting.

ADJOURNMENT

I, Terry Capehart, Director of Development Services, do hereby certify that this notice of meeting was posted on the window at Kaufman City Hall, 209 S. Washington, Kaufman, Texas, a place convenient and readily accessible to the general public at all times and said notice was posted at the Kaufman City Hall, 209 S. Washington, Kaufman, Texas at 4:30 p.m. on Friday, November 30, 2007, and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting.

Terry Capehart
Director

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.