

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING

TUESDAY, JANUARY 2, 2007 - 6:00 P.M.
CITY HALL
209 SOUTH WASHINGTON STREET, KAUFMAN, TEXAS 75142

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

CALL TO ORDER

CHAIRMAN STATES TIME AND DATE; DECLARES A QUORUM PRESENT.

Chairman Hall called the meeting to order at 6:08 p.m. Tuesday, January 2, 2007. Commissioners present were Chairman Anita Hall, Commissioner Charles Gillenwater, Commissioner Patsy Leftwich, Commissioner Larry Nelson and Commissioner Louis Tijerina. Chairman Hall declared a quorum present. Director of Development Services Terry Capehart and Planning Technician Joy Henderson were also present. Present in the audience were Ed Higgings and Harbinder Mahli.

INVOCATION & PLEDGE OF ALLEGIANCE

ACTION AGENDA

CONSIDER A REQUEST FROM HARBINDER MAHLI, AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN AMENDED SITE PLAN, IN ORDER TO CLOSE IN A CARPORT STRUCTURE FOR DRIVE-THROUGH SERVICE, LOCATED AT 300 W. GROVE STREET, BEING PARTS OF LOTS 5,6 AND 7, BLOCK 11 OF THE ORIGINAL TOWN OF KAUFMAN, AS CONVEYED IN A DEED TO HARBINDER AND JAGIR MAHLI, AS RECORDED IN VOLUME 2055, PAGE 510, DEED RECORDS OF KAUFMAN COUNTY, AND BEING SITUATED IN THE J.B. COLE SURVEY, ABSTRACT 84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. CASE NO. S-01-07

Section 40.3 provides that when an existing approved site plan is amended in such a way as to materially change traffic circulation or existing buildings are enlarged then the site plan must be reconsidered by the Planning and Zoning Commission and City Council for approval. The applicant is proposing to close in a carport structure on the west side of their existing convenience store in order to

provide drive-through service. The convenience store is currently 4,950 square feet in size and the additional enclosed space will add approximately 1,925 square feet for a total of 6,875 square feet. Traffic will enter the drive-through from Grove Street (front of the store) and exit onto Oak Street to the rear. An old existing frame house has been demolished to allow for improved traffic flow on the site and provide for an escape lane for the drive-through as required by the Zoning Ordinance. The stacking lane meets the minimum requirement for three vehicles and does not interfere with access to the remainder of the site. The new structure 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.

Commissioner Tijerina made a motion to approve the amended site Plan for 300 West Grove Street, seconded by Commissioner Nelson. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

ZONING ORDINANCE UPDATE:

PUBLIC HEARING

CONDUCT A PUBLIC HEARING AND TAKE CITIZENS COMMENTS ON PROPOSED REVISIONS TO SECTIONS 34-44 DEVELOPMENT STANDARDS OF THE ZONING ORDINANCE O-14-99 AS RECOMMENDED BY THE ZONING ORDINANCE STEERING COMMITTEE.

a. OPEN PUBLIC HEARING

Chairman Hall declared the Public Hearing open at 6:17 p.m.

Terry Capehart and the committee members discussed the proposed revisions that were marked in the draft Zoning Ordinance.

b. CLOSE PUBLIC HEARING

Not hearing any requests to speak, Chairman Hall declared the Public Hearing closed at 6:21 p.m.

ACTION AGENDA

CONSIDER PROPOSED REVISIONS TO SECTIONS 34-44 DEVELOPMENT STANDARDS OF THE ZONING ORDINANCE O-14-99 AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL.

Commissioner Gillenwater made a motion to approve the revisions to Sections 34-44 Development Standards of the Zoning Ordinance O-14-99 and act upon a recommendation to the City Council. The motion was seconded by Commissioner Nelson. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

CONSENT AGENDA

CONSIDER AND ACT UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FROM THE NOVEMBER 6, 2006 REGULAR MEETING.

Commissioner Tijerina made a motion to approve the minutes from the November 6, 2006 Regular Meeting, seconded by Commissioner Nelson. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 5-0.

OPEN FORUM

No comments or questions.

ADJOURNMENT

Commissioner Nelson made a motion to adjourn at 6:32 p.m., seconded by Commissioner Gillenwater. 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