

MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING

MONDAY, JUNE 4, 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 (Absent)
COMMISSIONER	LARRY NELSON
COMMISSIONER	LOUIS TIJERINA (Absent)
COMMISSIONER	VACANT

CALL TO ORDER

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

Chairman Hall called the meeting to order at 6:15 p.m. Monday, June 4, 2007. Commissioners present were Chairman Anita Hall, Vice-Chairman Burton Brown, Commissioner Tim King, and Commissioner Larry Nelson. Chairman Hall declared a quorum present. Director of Development Services Terry Capehart and Planning Technician Joy Henderson were also present. Present in the audience was Barry Pierce and David Butler.

INVOCATION & PLEDGE OF ALLEGIANCE

ACTION AGENDA

1. CONSIDER A REQUEST FROM CALVARY BAPTIST CHURCH, AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A FINAL PLAT, BEING ALL OF A CERTAIN 14.987 ACRE TRACT OF LAND, LOCATED AT 1609 RAND ROAD, CONVEYED TO CALVARY BAPTIST CHURCH BY KAUFMAN JOINT VENTURE ON JUNE 26, 2006, AS RECORDED IN VOL. 2907, PAGE 297 OF THE DEED RECORDS OF KAUFMAN COUNTY, AND BEING SITUATED IN THE LEVI L. YORK SURVEY, ABSTRACT 608, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. CASE NO. P-01-07.

Terry Capehart stated the Final Plat under consideration will create a single lot totaling 14.987 acres, which will accommodate the new Calvary Baptist Church facility. Approximately 9.126 acres of the site is currently outside the corporate city limits of Kaufman, however, the church has submitted a petition for voluntary annexation in accordance with Chapter 43.028 of the Texas Local Government Code which will be on the June 18, 2007 City Council agenda for consideration. The church has requested that the initial zoning on this portion of their land be established as Single-Family 8

(SF-8) as is the remainder of their lot which will be considered in a Public Hearing to be conducted at the July regular meetings of the Planning and Zoning Commission and City Council. A thirty-five (35') feet wide private access, emergency access and utility easement will be established by this plat to facilitate future development to the north of the subject lot as part of a private agreement between the church and the adjacent land owner. This final plat also identifies an existing thirty (30') feet wide utility easement located along the Rand Road frontage which is recorded in Volume 2238, Page 485 of the Deed Records of Kaufman County, Texas. The Site Plan for the new church facility is also on this Agenda for your consideration.

Commissioner King made a motion to approve a Final Plat, being all of a certain 14.987 acre tract of land, located at 1609 Rand Road. The motion was seconded by Commissioner Nelson. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 4-0.

- 2. CONSIDER A REQUEST FROM THE CALVARY BAPTIST CHURCH, AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A SITE PLAN, IN ORDER TO DEVELOP A NEW CHURCH, BEING ALL OF A CERTAIN 14.987 ACRE TRACT OF LAND, LOCATED AT 1609 RAND ROAD, CONVEYED TO CALVARY BAPTIST CHURCH BY KAUFMAN JOINT VENTURE ON JUNE 26, 2006, AS RECORDED IN VOL. 2907, PAGE 297 OF THE DEED RECORDS OF KAUFMAN COUNTY, AND BEING SITUATED IN THE LEVI L. YORK SURVEY, ABSTRACT 608, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. CASE NO. S-02-07.**

Barry Pierce, President of Calvary Baptist Church, stated that there will be a concrete road all the way to the back of the property.

Terry Capehart stated the site plan under consideration is for the development of approximately 15 acres for a new Calvary Baptist Church facility located adjacent to the Helen Edwards School at 1609 Rand Road. 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 drawing. The initial phase will have a fire sprinkler system as will all of the future phases. The designated fire lane for the project will be twenty-four (24') feet in width which exceeds the current requirement of a twenty (20') feet minimum. Two new fire hydrants will be installed at strategic locations in order to meet fire code requirements. Required parking for Phase 1 is 123 spaces and the site plan provides for 131 spaces. The Final Plat is also on this Agenda for your consideration. The Phase 1 driveway is positioned near the southeast corner of the property on Rand Road and in the future phases the driveway will be looped around the buildings for a second driveway near the Helen Edwards School but designed so as to be in compliance with the City of Kaufman Design Standards. The minimum area required to be landscaped is 15% of the site and the church has far exceeded the minimum on the site plan. Approximately 9.126 acres of the site is currently outside the corporate city limits of Kaufman, however, the church has submitted a petition for voluntary annexation in accordance with Chapter 43.028 of the Texas Local Government Code which will be on the June 18, 2007 City Council agenda for consideration. The church has requested that the initial zoning on this portion of their land be established as Single-Family 8 (SF-8) as is the remainder of their lot which will be considered in a Public Hearing to be conducted at the July regular

meetings of the Planning and Zoning Commission and City Council. Churches are allowed by right in this zoning district.

Commissioner King made a motion to approve a Site Plan, being all of a certain 14.987 acre tract of land, located at 1609 Rand Road. The motion was seconded by Commissioner Nelson. Chairman Hall 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 APRIL 2, 2007 AND MAY 7, 2007 REGULAR MEETINGS.

Vice-Chairman Brown made a motion to approve the minutes from the April 2, 2007 and May 7, 2007 Regular Meetings, seconded by Commissioner Nelson. Chairman Hall called for a vote with all voting AYE, the motion carried by a vote of 4-0.

ADJOURNMENT

Vice-Chairman Brown made a motion to adjourn at 6:37 p.m., seconded by Commissioner King. Chairman Hall 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