

MINUTES
PLANNING AND ZONING COMMISSION RESCHEDULED
REGULAR MEETING

Monday, January 9, 2006 - 6:00 P.M.
CITY HALL
209 South Washington Street, Kaufman, Texas 75142

CHAIRMAN	VACANT	
VICE-CHAIRMAN	MICHAEL HOLDER	
COMMISSIONER	BURTON BROWN	
COMMISSIONER	ANITA HALL	(Absent)
COMMISSIONER	LARRY NELSON	
COMMISSIONER	CURTIS PARKER	(Absent)
COMMISSIONER	TOM RADEKE	
COMMISSIONER	LOUIS TIJERINA	

CALL TO ORDER

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

Vice-Chairman Holder called the meeting to order at 6:03 p.m. Monday, January 9, 2006. Commissioners present were Vice-Chairman Michael Holder, Commissioner Burton Brown, Commissioner Larry Nelson, Commissioner Tom Radeke and Commissioner Louis Tijerina. Vice-Chairman Holder declared a quorum present. Director of Development Services Terry Capehart and Planning Technician Joy Henderson were also present. Present in the audience were Dennis Axberg and Kevin Egner.

2. ELECT NEW CHAIRMAN.

Commissioner Brown made a motion to elect Michael Holder as Chairman of the Planning and Zoning Commission. Commissioner Radeke seconded the motion. Vice-Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 5-0. Michael Holder accepted the position as Chairman.

Commissioner Nelson made a motion to elect Anita Hall as Vice-Chairman of the Planning and Zoning Commission. Commissioner Tijerina seconded the motion. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 5-0. Anita Hall was not present at the meeting to accept the position as Vice-Chairman.

INVOCATION & PLEDGE OF ALLEGIANCE

WELCOME

1. WELCOME NEW COMMISSIONER BURTON BROWN

Terry Capehart welcomed Commissioner Brown to the Planning and Zoning Commission.

ACTION AGENDA

- 1. CONSIDER A REQUEST FROM KASE VENTURES, L.P., AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A PRELIMINARY PLAT FOR A NEW APARTMENT COMPLEX, BEING A REPLAT OF 8.217 ACRES OF LAND KNOWN AS LOT 1, BLOCK A OF THE VISTA AT FIVE POINTS ADDITION (TO BE VACATED BY THIS PLAT) AND ALSO BEING ALL OF A CERTAIN 2.783 ACRE TRACT OF LAND, TO BE KNOWN AS LOT 1A (5.80 ACRES) AND LOT 2A (5.20 ACRES), BLOCK A, FIVE POINTS ADDITION FOR A TOTAL OF 11.00 ACRES OF LAND, AS RECORDED IN VOLUME 2734, PAGE 344 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY 34 AND FIVE POINTS DRIVE, AND BEING SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. CASE NO. P-07-05.**

Terry Capehart stated the Final plat under consideration is a replat of the existing 8.787 acre Vista at Five Points Addition in which an additional 2.213 acres will be added for a total of 11.0 acres to be subdivided into two lots of roughly equal size. The Vista at Five Points Addition was originally approved by the City Council in April, 2001 but was never developed. The proposed plat will vacate the previous plat in its entirety in order to restructure all of the easements and divide the tract into two separate lots. Each lot will be developed as a separate phase and cross access easements have been provided from lot to lot into order to facilitate development in two phases. The proposed development is for an apartment complex in which Lot 1A (5.9593 acres) will consist of 104 residential units in six separate buildings with approximately 86,320 square feet, a club house/office with 1,880 square feet and a maintenance building with 1,083 square feet. Phase 2 (Lot 2A, 5.0407 acres).will consist of 132 residential units in six buildings, however, the exact unit mix will be determined by market conditions when Phase 2 is initiated but the unit count will not be exceeded as approved on the Site Plan. The

proposed final plat has one minor revision from the preliminary plat in that the boundary line separating the two lots was originally jogged back and forth several times to match the configuration of the parking located along this line and the final plat simply cleans up this layout to form straight lines. The result of the revision is that Lot 1A is now 5.9593 acres as compared to 5.80 originally and Lot 2A is now 5.0407 acres in size as compared to the original 5.20 acres. The revision does not affect circulation, building placement or size and therefore substantially conforms to the approved preliminary plat and site plan.

Commissioner Tijerina made a motion to accept a Preliminary Plat for a new 104 unit apartment complex, being a 5.80 acre tract of land, described as Lot 1A, Block A of the Five Points Addition. The motion was seconded by Commissioner Nelson. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 5-0.

2. CONSIDER A REQUEST FROM KASE VENTURES, L.P., AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A SITE PLAN FOR A NEW 104 UNIT APARTMENT COMPLEX, BEING A 5.80 ACRE TRACT OF LAND, DESCRIBED AS LOT 1A, BLOCK A OF THE FIVE POINTS ADDITION, AS RECORDED IN VOLUME 2734, PAGE 344 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, GENERALLY LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY 34 AND FIVE POINTS DRIVE, AND BEING SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. CASE NO.S-12-05.

Terry Capehart stated the Site Plan under consideration is for the acre Vista at Five Points Addition that was previously discussed. The Vista at Five Points Addition was originally approved by the City Council in April, 2001 but was never developed. The proposed plat will vacate the previous plat in its entirety in order to restructure all of the easements and divide the tract into two separate lots. Each lot will be developed as a separate phase and cross access easements have been provided from lot to lot into order to facilitate development in two phases. The proposed development is for an apartment complex in which Lot 1A (5.9593 acres) will consist of 104 residential units in six separate buildings with approximately 86,320 square feet, a club house/office with 1,880 square feet and a maintenance building with 1,083 square feet. Phase 2 (Lot 2A, 5.0407 acres).will consist of 132 residential units in six buildings, however, the exact unit mix will be determined by market conditions when Phase 2 is initiated but the unit count will not be exceeded as approved on the Site Plan. The proposed final plat has one minor revision from the preliminary plat in that the boundary line separating the two lots was originally jogged back and forth several times to match the configuration of the parking located along this line and the final plat simply cleans up this layout to

form straight lines. The result of the revision is that Lot 1A is now 5.9593 acres as compared to 5.80 originally and Lot 2A is now 5.0407 acres in size as compared to the original 5.20 acres. The revision does not affect circulation, building placement or size and therefore substantially conforms to the approved preliminary plat and site plan.

Commissioner Tijerina made a motion to accept a Site Plan for a new 104 unit apartment complex, being a 5.80 acre tract of land, described as Lot 1A, Block A of the Five Points Addition. The motion was seconded by Commissioner Nelson. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 5-0.

MISCELLANEOUS

1. OPEN FORUM.

Terry Capehart stated that the review of the Kaufman Zoning Ordinance is going well. The committee is starting to review Section 41.

The developer's packet is almost complete. This will allow all the developers to have all the current information necessary to allow a development to flow smoothly through the process.

ADJOURNMENT

Commissioner Brown made a motion to adjourn at 6:45 p.m. seconded by Commissioner Radeke. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 5-0.

MICHAEL HOLDER
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN