

MINUTES
PLANNING AND ZONING COMMISSION SCHEDULED
REGULAR MEETING

MONDAY, FEBRUARY 6, 2006 - 6:00 P.M.
CITY HALL
209 SOUTH WASHINGTON STREET, KAUFMAN, TEXAS 75142

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

CALL TO ORDER

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

Chairman Holder called the meeting to order at 6:04 p.m. Monday, February 6, 2006. Commissioners present were Chairman Michael Holder, Vice-Chairman Anita Hall, Commissioner Burton Brown and Commissioner Louis Tijerina. 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.

INVOCATION & PLEDGE OF ALLEGIANCE

ACTION AGENDA

- 1. CONSIDER A REQUEST FROM KASE VENTURES, L.P., AND ACT UPON A RECOMMENDATION TO THE CITY COUNCIL REGARDING A FINAL 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 (5.9593 ACRES) AND LOT 2A (5.0407 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-01-06.

Terry Capehart stated 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.

Vice-Chairman Hall made a motion to accept a Final Plat for a new 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 Tijerina. Chairman Holder 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 NOVEMBER 7, 2005 AND JANUARY 9, 2006 REGULAR MEETINGS.**

Vice-Chairman Hall made a motion to approve the minutes of the November 7, 2006 and January 9, 2006 meeting, seconded by Commissioner Brown. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 4-0.

MISCELLANEOUS

- 1. DISCUSS MEETING SCHEDULE.**

The commissioners discussed the possibility of moving the regularly scheduled P&Z meeting to either Tuesdays or Thursdays to better accommodate other members that cannot attend on Monday nights. After discussion, it was decided to leave the meeting dates at the current day and time.

2. OPEN FORUM.

No comments or questions.

ADJOURNMENT

Commissioner Tijerina made a motion to adjourn at 6:29 p.m. seconded by Vice-Chairman Hall. Chairman Holder called for a vote with all voting AYE, the motion carried by a vote of 4-0.

MICHAEL HOLDER
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN