

MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JUNE 7, 2011 - 6:00 P.M.
CITY HALL, 209 SOUTH WASHINGTON, KAUFMAN, TEXAS

CHAIRMAN	ANITA HALL	
VICE-CHAIRMAN	MARSHALL PARK	
COMMISSIONER	BURTON BROWN	
COMMISSIONER	PATRICK CARDOZA	(Absent)
COMMISSIONER	BILLY ENGLAND	(Absent)
COMMISSIONER	KAY FERRELL	
COMMISSIONER	VACANT	

INVOCATION

PLEDGE OF ALLEGIANCE

US FLAG

TEXAS FLAG – “HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE”.

CALL THE MEETING TO ORDER: CHAIRMAN STATES THE DATE AND TIME. STATES THE COMMISSIONER’S PRESENT AND DECLARES A QUORUM PRESENT.

Chairman Hall called the meeting to order at 6:04 p.m. Tuesday, June 7, 2011. Commissioners present were Chairman Anita Hall, Vice-Chairman Marshall Park, Commissioner Burton Brown, and Commissioner Kay Ferrell. Director of Development Services Marcy Ratcliff, and Planning Technician Joy Henderson were present. There was not anybody present in the audience.

WORKSHOP/DISCUSSION ITEMS:

- 1. REVIEW, DISCUSS AND PROPOSE THE OVERALL GOALS AND OBJECT OF THE COMPREHENSIVE PLAN. REVIEW THE FINAL DRAFTS OF THE PARK AND ANNEXATION PLANS. DIRECT STAFF TO SET PUBLIC HEARING DATES.**

Marcy Ratcliff stated the Planning and Zoning Commission, at the May 3, 2011 meeting, gave final additions to the draft Park and Annexation Plan and instructed staff to set a public hearing for June 7, 2011. The overview of the 1999 Goals and Objectives, including the proposed new objectives that were added to the Plan. Those items that were addressed are as follows:

Develop a municipal water pollution control and abatement plan in accordance with the Texas Water Code.

Development regulations requiring cross access easements in nonresidential zoning districts to provide coordinated access between properties.

Create and maintain development strategies in mixed use zoning districts to encourage nonresidential uses on the lower floors and residential uses on the upper levels.

Develop regulations requiring minimum parkland dedication in new residential neighborhoods.

Develop corridor plans/corridor zoning for East Mulberry establishing development standards to encourage new commercial development on the smaller lots.

Develop corridor plans/corridor zoning for Ed Hall Drive to encourage developments and other uses associated with the Presbyterian Hospital and Trinity Valley Community College for nursing.

Develop a downtown plan for implementing physical improvements to the street lighting, exterior building lighting, sidewalk improvements and handicapped accessibility, landscaping maintenance.

Develop a building/facilities plan to meet the physical space needs of the city.

Develop a strategic sidewalk plan to physically and financially plan for improvements to existing sidewalks and creation of new sidewalks in developed areas.

Items that were mentioned during the discussion of the Plan were as follows:

Use better attractive lighting downtown. Use lighting that is for security and safety of the public. Lighting that promotes downtown.

Lights in the trees around the County Courthouse.

Create a group of interested citizens to develop a plan for lighting, physical appearance, color, landscaping, etc.

Requirements and regulations for improvements to existing buildings, not just suggested regulations.

It was recommended to add a parking plan in regards to downtown.

Development of building/facility needs. It was discussed to move City Hall to the downtown district in the future. City Hall has grown out of its current location and needs a lot of repair.

Director of Development of Services Marcy Ratcliff gave an overview of the proposed Annexation Plan. Three (3) areas were suggested to concentrate on for annexation. They are: West Highway 175, East Highway 175 and north on Highway 34.

Annexation strips cannot exceed one-thousand feet in width and is measured in the center of the road. The City can annex up to thirty percent of land this year due to no annexation have taken place recently. The City can annex ten percent each year. The Annexation Plan is required to renew every five year.

PLANNING AND ZONING COMMISSION MINUTES:

2. CONSIDER AND APPROVE THE PLANNING AND ZONING COMMISSION MINUTES FOR MAY 3, 2011.

Commissioner Brown made a motion to approve the May 3, 2011 minutes. The motion was seconded by Commissioner Ferrell. Chairman Hall called for a vote with Chairman Hall, Commissioner Brown, and Commissioner Ferrell voting AYE, and Vice-Chairman Park voting NAY. The motion carried by a vote of 3-1.

ANNOUNCEMENTS FROM CITY STAFF:

A. NEW DEVELOPMENTS

Boo's Liquor Store will be presenting a Site Plan to the Planning and Zoning Commission at the July 2011 meeting. They are wanting to remove an existing gas station and car wash, located at the corner of Fair Street and Front Street, and have a new building built.

B. REQUEST AND/OR COMMENTS FROM PLANNING AND ZONING COMMISSIONERS

No questions or comments.

ADJOURNMENT

Commissioner Brown made a motion to adjourn at 8:37 p.m., seconded by Vice-Chairman Park. 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**