



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2023 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

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

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary."

1. Consider and take appropriate action on the minutes of the August 1, 2023 Planning and Zoning Commission meeting.
2. Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1B, Block B, Lot 1**, being a tract of land containing 8.403 acres, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 54862). The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for 1 multi-family residential lot. (Case No. FP-12-23)

END OF CONSENT AGENDA

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council for a request for a **Replat of Lot 8, Block A, of La Vega Ranch** to subdivide the lot to create Lots 8-R1 and 8-R2 on approximately 9.676 acres out of the T. Lowery Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, TX (Property ID 208803). The replat is for 2 residential lots. (Case No. FRP-03-23)
4. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. (Case No. Z-07-23)
5. Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from PD Planned Development District-1 to **PD Planned Development District-25** for retail, restaurant, office, commercial, and multi-family residential uses on approximately 7.781 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the southwest corner of S. Washington St. and S. Houston St. (Property ID 219551) (Case No: Z-08-23)

DISCUSSION/ACTION ITEMS

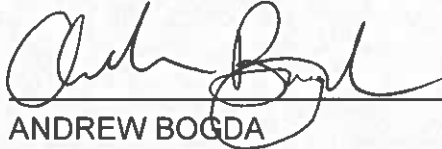
6. Consider and make a recommendation to City Council on the **Site Plan of Childcare Facility**, situated on 0.452 acres out of the Kaufman Revised Plat, Block 386, Lot 1R, City of Kaufman, Kaufman County, Texas, said property is located at **250 N. Shannon St.** (Property ID 28829). The property is zoned Commercial (C) for a childcare facility. (Case No. SP-08-23)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, ANDREW BOGDA, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 7:00 P.M. ON FRIDAY, SEPTEMBER 1, 2023 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

A handwritten signature in black ink, appearing to read "Andrew Bogda", is written over a horizontal line.

ANDREW BOGDA
DIRECTOR OF DEVELOPMENT SERVICES

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.