



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 4, 2025 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 be 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 the 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 February 4, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, 178592). (Case No: Z-02-25)
3. Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned

Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)
5. Consider and make a recommendation to City Council on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

The City Council will meet on Monday, March 24th, to discuss the approved cases.
The Planning Commission will meet on Tuesday, April 1st.

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, JOY HENDERSON, 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 5:00 P.M. ON FRIDAY, FEBRUARY 28, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNER

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.