



AGENDA
ZONING BOARD OF ADJUSTMENTS MEETING
TUESDAY, SEPTEMBER 23, 2025 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

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 ZBA 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 ZBA as a whole. **When addressing the ZBA, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and ZBA.**

CONSENT AGENDA

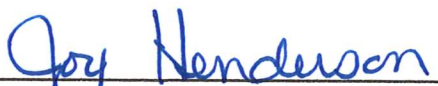
1. Consider and take appropriate action on the Zoning Board of Adjustments minutes from the June 24, 2025 Regular Meeting.

PUBLIC HEARING

2. Conduct a public hearing and consider a request from Richard Dunn, for a variance to Chapter 9a, "Zoning" of the Code of Ordinances, specifically Section 26.4.B. Front Yard Setback requirement. The property is zoned Commercial (C). The subject property is located at 400 Terrell Highway aka 400 Highway 34 (Property ID 59775), Lot 16R, Block 16, of the Kaufman Heads Over Heels Addition, City of Kaufman, Kaufman County, Texas. (Case No. V-03-25)
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Board Discussion
 - d. Take Action on Request

ADJOURNMENT

I, JOY HENDERSON, PLANNER, 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 4:30 P.M. ON WEDNESDAY, SEPTEMBER 17, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



Joy Henderson, Planner

THE ZONING BOARD OF ADJUSTMENTS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY).

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.