



AGENDA
ZONING BOARD OF ADJUSTMENTS MEETING
TUESDAY, MAY 12, 2026 - 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 September 23, 2025 Regular Meeting.

PUBLIC HEARING

2. Conduct a public hearing and consider a request from Tommy Henricks, for a variance to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.2 for the Minimum Lot Width requirement. The property is zoned Single Family (SF-6). The subject property is located at 1801 Park Street (Property ID 20929), being Lots 17 thru 24, Block 14, of the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas. (Case No. V-01-26)
 - 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, MAY 6, 2026 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.



MINUTES
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.

Chairman Elzner called the meeting to order at 6:00 p.m. on Tuesday, September 23, 2025. Board Members present were Chairman John Elzner, Vice-Chairman Jimmy Reed, Board Member Kathy Burt, Board Member Clayton Kelly, and Board Member Patrick Thorpe. Staff members present were Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience was Richard Dunn.

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.

Board Member Burt made a motion to approve the Zoning Board of Adjustments' Minutes for the June 24, 2025 Regular Meeting. The motion was seconded by Board Member Kelly. The motion carried by a vote of 5-0.

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. The Public Hearing opened at 6:03 p.m.
- b. Senior Planner Martin Mares presented a report on the variance requests for 400 Terrell Highway (Property ID 59775). Details of the case can be found in report V-03-25 dated 09-23-2025.
- c. Mr. Dunn stated the center serve approximately 1,000 families per night. The additional space will help serve those families as well as the new office space and receiving dock that has been added.
- d. The Public Hearing closed at 6:10 p.m.
- e. Board Discussion – No discussion.
- f. Board Member Thorpe made a motion to approve the hardship. The motion was seconded by Board Member Burt. The motion carried by a vote of 5-0.
- g. Board Member Kelly made a motion to approve the variance to Section 26.4.B., to reduce the required front yard setback from 25 feet to 15.646 feet on the west side of the property. The motion was seconded by Board Member Thorpe. The motion carried by a vote of 5-0.

ADJOURNMENT

The Board of Adjustments adjourned at 6:13 p.m.

JIMMY REED
VICE-CHAIRMAN

JOY HENDERSON
PLANNER



Public Hearing Item #1
Case V-01-26

Zoning Board of Adjustments Public Hearing:

May 12, 2026

Applicant/Owner:

Tommy Henricks

Location:

1801 Park Street

Lots 17 thru 24, Block 14, of the Cottage Heights Addition
City of Kaufman, Kaufman County, Texas (Property ID 20929)

BACKGROUND:

The subject property, located at 1801 Park Street, is zoned Single Family (SF-6) and is currently developed with a single-family home. The site is platted as Lots 17 through 24, Block 14 of the Cottage Heights Addition. The applicant is proposing to replat the property into three individual lots. However, the existing home is intended to remain in its current location, which results in one of the proposed lots having a lot width of 50 feet.

The proposed lots generally meet or exceed the development standards for the Single Family (SF-6) zoning district. Lots 17R and 20R both exceed the minimum lot area requirement of 6,000 square feet by providing 9,000 square feet each. They also exceed the minimum lot width requirement of 60 feet by providing widths of 75 feet and exceed the minimum lot depth requirement of 100 feet by providing depths of 120 feet.

Lot 23R meets the minimum lot area requirement with 6,000 square feet and exceeds the minimum lot depth requirement by providing a depth of 120 feet. However, the lot width is proposed at 50 feet, which is below the required 60 feet. The reduced width is requested in order to maintain the existing home in its current location while allowing the remainder of the property to comply with applicable development standards.

All three lots comply with the required front yard setback of 25 feet, rear yard setback of 25 feet, and interior side yard setback of 6 feet. Lot 23R also complies with the required exterior side yard setback of 15 feet.

Within the Cottage Heights Addition, two similar variances reducing the minimum lot width to 50 feet have previously been approved for interior lots. Those cases were Case No. V-02-22 for 1508 Park Street and Case No. V-03-22 for 1711 Marshall Street.

REQUESTED VARIANCES:

The requested variance pertains to Chapter 9A of the Zoning Ordinance in the Code of Ordinances for the property located at 1801 Park Street (Property ID 20929).

1. Section 26.4.B – Minimum Front Yard

- a. Required – Sixty (60') foot minimum width requirement.
- b. Requested – Fifty (50') foot minimum width requirement..
- c. If approved - it would reduce the minimum width requirement by 10 feet from the required Sixty (60') feet.

UNDUE HARDSHIP FOR VARIANCES:

The Zoning Board of Adjustment (ZBA) may approve a variance when strict enforcement of zoning regulations would cause an undue hardship. Any approved variance must serve the public interest and be supported by specific findings. In reviewing a request, the Board must consider the proposed use, surrounding land uses, potential impacts on traffic, and overall public welfare.

Findings of Undue Hardship - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

The applicant bears the burden of proof in establishing the facts justifying a variance.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 19 property owners within 200' of 1801 Park Street. The results are as follows:

- Property owners returned letters in opposition of the request: 1
- Property owners returned the letter in agreement of the request: 0
- Property owners who have not responded: 19

RECCOMENDED ACTION:

Approve

Approve with conditions

Denial

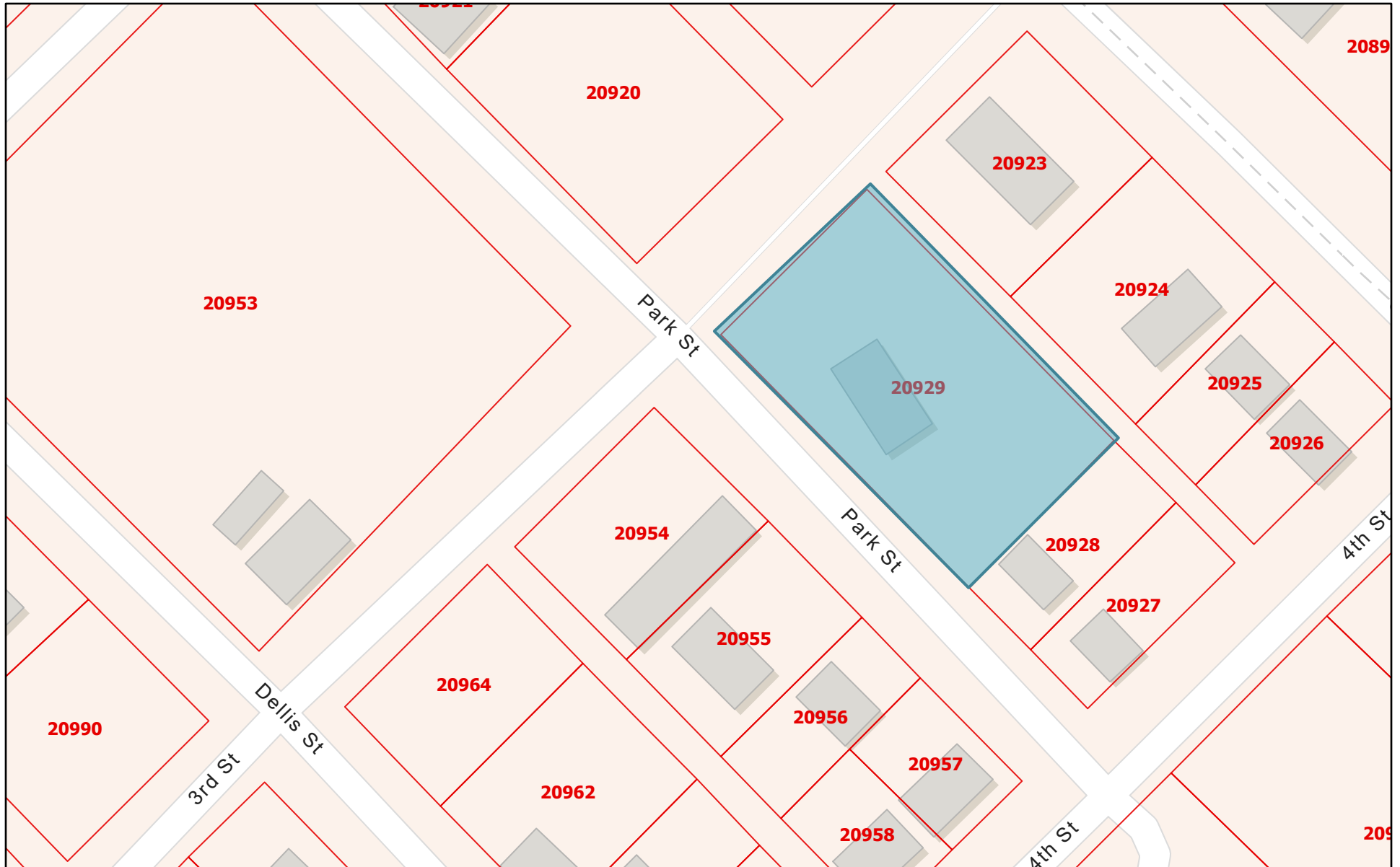
ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Replat

- Exhibit C – Letters


1801 Park Street

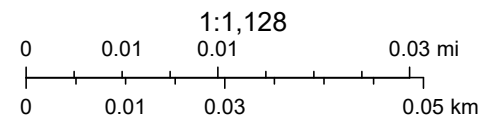
EXHIBIT A



4/23/2026, 3:31:07 PM

 Parcels

 Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



BOARD OF ADJUSTMENT APPLICATION

1. **Site Location:**
 Street Address: 1801 Park St.
 Lot, Block, & Subdivision Name: Lots 17-24, Block #7, Cottage Heights Addition

2. **Applicant:**
 Name: Tommy Henricks
 Address: 2151 Kandy Ln
 City/State: Kaufman TX Zip: 75142
 Office #: - Cell #: 832-496-2916 Fax #: -
 Email Address: thricks@startransit.org

3. **Property Owner:**
 Name: Kingsboro Investments LLC
 Address: 2151 Kandy Ln
 City/State: Kaufman TX Zip: 75142
 Office #: - Cell #: 832-496-2916 Fax #: -
 Email Address: tommy.henricks@gmail.com

4. **List the requested variances. If necessary, use a separate sheet.**

Section	Required	Variance Amount Needed
Sect. 02.03.037	60 ft Minimum width	50 ft Minimum width
Sect.		
Sect.		
Sect.		
Sect.		
Sect.		

Sect.		
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5. List any hardships that exists for this property. If necessary, use a separate sheet.

Minimum lot area of 6,000 sq-ft. can still be met with a 50 ft lot width. 50 ft lot width matches the existing lots on Park St.

A. Findings of Undue Hardship - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and
3. That the relief sought will not injure the permitted use of adjacent conforming property; and
4. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.

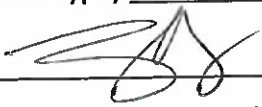
B. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

C. The applicant bears the burden of proof in establishing the facts justifying a variance.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE BOARD OF ADJUSTMENT MEETING

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

Applicant Name (print or type): Tommy Henriks

Applicant signature: 

Owner Name (print or type): Kingsboro Investments LLC / Tommy Henriks Manager

Owner signature: 

Date Received _____ Date Paid _____ Receipt Number _____

REPLAT

STATE OF TEXAS §
 COUNTY OF KAUFMAN §
 WHEREAS, Kingsboro Investments, LLC is the Owner of a tract of land situated in the T Beedy Survey, Abstract No. 21, Kaufman County, Texas and being more particularly described on the face of this plat

LEGAL DESCRIPTION:

BEING all of Lots 14-24, Block 14, of the Cottage Heights Addition, as recorded in Volume 127, Page 302, Official Public Records, Kaufman County, Texas and recorded in deed to Kingsboro Investments, LLC as recorded in Volume 7079, Page 167, Official Public Records, Kaufman County, Texas, out of the T Beedy Survey, Abstract No. 21 and more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found for corner in the Southeast line of 3rd Street and being the Northwest corner of said Lot 24, said point also being in the Southwest line of a 10 foot alley;

THENCE S 46° 11' 36" E, along said Southwest line of a 10 feet alley and along the Northeast lines of Lots 14-27, a distance of 200.00 feet to the Northeast corner of said Lot 17 and the Northwest corner of Lot 16, Block 14 of said Cottage Heights Addition, a 5/8 inch capped iron rod found for corner;

THENCE S 43° 48' 24" W, along the Southeast line of said Lot 17 and the Northwest line of said Lot 16, a distance of 120.00 feet to a point in the Northeast line of Park Street, said point being the Southeast corner of said Lot 17 and the Southwest corner of said Lot 16, a 5/8 inch capped iron rod found for corner;

THENCE N 46° 11' 36" W, along the Northeast line of said Park Street and the Southwest lines of said Lots 17-24, a distance of 200.00 feet to a point being in the Southeast line of said 3rd Street and being the Southwest corner of said Lot 27, a 5/8 inch capped iron rod found for corner;

THENCE N 43° 48' 24" E, along the Southeast line of said 3rd Street and the Northwest line of said Lot 24 a distance of 200.00 feet to the **POINT OF BEGINNING** and containing **24,000 square feet or 0.5510 acres** of land within these metes and bounds as recited.

EXHIBIT B
 KNOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, Tommy Hendricks, Manager for Kingsboro Investments, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as the Cottage Heights Addition, an addition to the City of Kaufman, Texas, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.
 This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas."

Tommy Hendricks

STATE OF TEXAS §
 COUNTY OF KAUFMAN §
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tommy Hendricks, Manager for Kingsboro Investments, LLC (Owner), known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On: _____

Surveyor's Certificate:
 KNOW ALL MEN BY THESE PRESENTS:
 That I, BRIAN C. WRIGHT, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

preliminary, not to be recorded

Brian C. Wright RPLS No.: 4560

Approved and Accepted:
 City of Kaufman, Texas

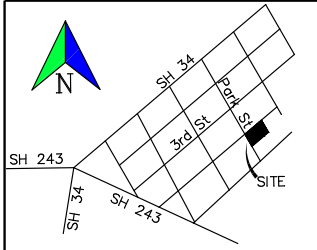
City Manager Date _____

Attest: _____

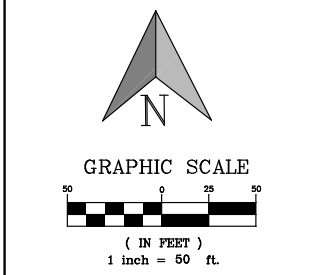
City Secretary Date _____

The County Tax Assessor hereby certifies that all taxes and assessments have been made, and all taxes paid.

By: _____
 County Tax Assessor, Kaufman County, Texas Date _____



LOCATION MAP N.T.S.



- NOTES:**
- The subdivided area is legally owned by the applicant
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits."
 - This plat does not alter or remove existing deed restrictions, if any, on this property
 - According to Flood Insurance Rate Map (FIRM) No. 48257C0310D dated 7/3/2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is located within Zone X.

- (jj) "All lots comply with the minimum size requirements of the zoning district." (ETJ Plats shall omit);
- (kk) "All lots comply with the minimum size requirements for aerobic septic systems." (Applicable to ETJ Plats and those lots which the city served by an aerobic septic systems)
- (mm) "This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due."
- (nn) "All common areas, drainage Easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's Right-of-Way are required to be an HOA "X" lot."
- (oo) "All common area/HOA lots or floodplain may contain a public trail and shall provide an Access Easement for the public to use the trail" (only applicable to those Plats where there is an existing or proposed trail);
- (pp) "All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner."
- (qq) "Notice — selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits";
- (rr) "This Plat does not alter or remove existing deed restriction, if any, on this property";
- (ss) "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain."
- (tt) "The City reserves the right to require minimum finish floor (MFF) elevations on any lot contained within this addition. The minimum (MFF) elevations shown are based on the most current information available at the time the Plat is filed and are subject to change."
- (vv) "The purpose of this Plat is to replat Lots 17, 18, and 19 into 17A, Lots 20 and 21, into Lot 20A, and Lots 22, 23, and 24 into Lot 22A."
- (xx) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83)."
- (yy) "No overhead utilities are permitted on the subject property";

REPLAT COTTAGE HEIGHTS ADDITION LOTS 17A, 20A, & 23A, BLOCK 14

BEING LOTS 14-24, BLOCK 14 AS RECORDED
 IN VOLUME 127, PAGE 302
 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND
 0.5510 ACRES BEING SITUATED IN
 THE T Beedy SURVEY, A-21
 CITY OF KAUFMAN ETJ
 KAUFMAN COUNTY, TEXAS
 3 LOTS
 PREPARED 03/27/26

SURVEYOR:

BRIAN C. WRIGHT MA YO-WRIGHT CONSULTANTS
 BWRIGHT@MAYO-WRIGHT.COM 329 OAKS TRL. STE. 222
 972-346-5203 GARLAND, TEXAS 75043

OWNER(S)
 KINGSBORO INVESTMENTS, LLC
 832-496-2916
 2151 KANDY LN
 KAUFMAN, TEXAS 75142

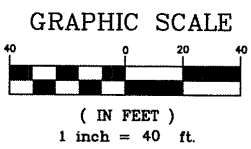
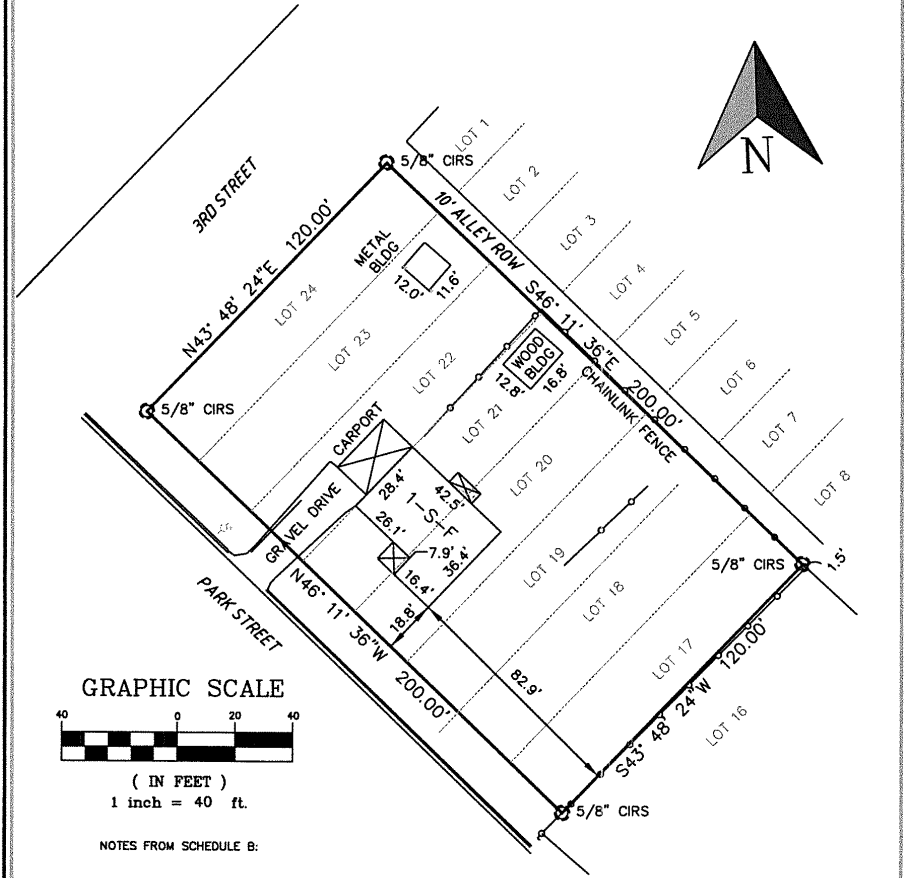


RECORDED:
 CABINET _____ SLEEVE _____

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING TEXAN TITLE INS. CO., RANGER TITLE CO GF No. K211062K, THE AMERICAN NATIONAL BANK OF TEXAS AND KINGSBORO, LLC:

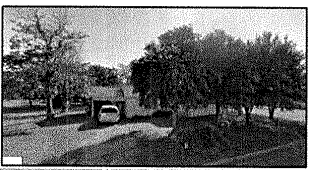
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 1801 PARK STREET IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, BEING LOTS 17-24, BLOCK 14, OF THE COTTAGE HEIGHTS ADDITION TO THE CITY OF KAUFMAN, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 127, PAGE 302, OFFICIAL PUBLIC RECORDS, KAUFMAN, COUNTY TEXAS.



NOTES FROM SCHEDULE B:

I, Brian C. Wright, Registered Professional Land Surveyor No. 4560, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

Brian C. Wright
 BRIAN C. WRIGHT, Registered Professional Land Surveyor No. 4560
 Date: 05/20/21



FLOOD STAMP
 IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48257003100, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

RANGER TITLE CO.
 G.F. NO.: K211062K
 PURCHASER: KINGSBORO LLC



MAYO-WRIGHT CONSULTANTS
 123 SHENANDOAH CT.
 FORNEY, TEXAS 75126
 972-346-5203

TBPLS FORM No. 01/16/13M PROJECT # 21028

Date: 5-01-2026
Name: Manuel Martinez
Address: 1806 Park St.
City & State: Kaufman Tx. 75142
Phone #: 972-824-8486

RE Conduct a public hearing and consider a request from Tommy Henricks, for a variance to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.2 for the Minimum Lot Width requirement. The property is zoned Single Family (SF-6). The subject property is located at 1801 Park Street (Property ID 20929), being Lots 17 thru 24, Block 14, of the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas. (Case No. V-01-26)

EXHIBIT C

I AM IN FAVOR I OBJECT

COMMENTS:

Manuel Martinez
NAME PRINTED

Manuel Martinez
SIGNATURE