



AGENDA
ZONING BOARD OF ADJUSTMENTS MEETING
TUESDAY, JUNE 23, 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

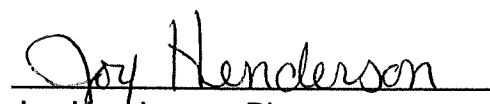
1. Consider and take appropriate action on the Zoning Board of Adjustments minutes from the May 12, 2026 Regular Meeting.

PUBLIC HEARING

2. Conduct a public hearing and consider a request from Juan Aguilar, for a variance to Chapter 9A of the Zoning Ordinance in the Code of Ordinances, specifically Section 26.4.A.2 for the Minimum Lot Width requirement. The property is zoned Commercial (C). The subject property is located at 300 N. Washington Street (Property IDs 28433 & 28434), being Lots 5 and 6, Block 8, of the Original Town of Kaufman, City of Kaufman, Kaufman County, Texas. (Case No. V-02-26)
 - 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, 2109 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON WEDNESDAY, JUNE 16, 2026 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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, 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.

Vice-Chairman Reed called the meeting to order at 6:00 p.m. on Tuesday, May 12, 2026. Board Members present were 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. No one was present in the audience.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

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CONSENT AGENDA

1. Consider and take appropriate action on the Zoning Board of Adjustments minutes from the September 23, 2025 Regular Meeting.

Board Member Kelly made a motion to approve the Zoning Board of Adjustments' Minutes for the September 23, 2025 Regular Meeting. The motion was seconded by Board Member Thorpe. The motion carried by a vote of 4-0.

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)



Public Hearing Item #1
Case V-02-26

Zoning Board of Adjustments Public Hearing:

June 23, 2026

Applicant/Owner:

Juan J. Aguilar of JJ's A/C Heating & GC Inc.

Location:

300 North Washington Street

Lots 5 and 6, Block 8, of the Original Town of Kaufman
City of Kaufman, Kaufman County, Texas (Property ID 28433 & 28434)

BACKGROUND:

The subject property, located at 300 North Washington Street, is zoned Commercial (C) and is currently developed with a commercial building and associated parking area. The building was previously occupied by the Kaufman Herald newspaper. The property is platted as Lots 5 and 6, Block 8 of the Original Town of Kaufman. The applicant is proposing to replat the two existing lots into a single lot.

The property is constrained by the minimum lot width requirement of 100 feet within the Commercial District. The existing lot width measures approximately 69 feet along the west property line and 65 feet along the east property line, which do not meet the required standard. Although the proposed lot cannot comply with the minimum lot width requirement due to the existing dimensions of the property, it exceeds all other dimensional requirements of the district.

Upon replating, the combined lot will contain approximately 13,473 square feet, exceeding the minimum lot area requirement of 10,000 square feet. The lot will also exceed the minimum lot depth requirement of 100 feet by providing a depth of approximately 219 feet.

REQUESTED VARIANCES:

The requested variance pertains to Chapter 9A of the Zoning Ordinance in the Code of Ordinances for the property located at 300 North Washington Street (Property ID 28433 and PID 28434).

1. Section 26.4.A.2 – Minimum Lot Width

- a. Required – One Hundred (100') foot minimum width requirement.
- b. Requested – Thirty-five (65') foot minimum width requirement.
- c. If approved - it would reduce the minimum width requirement by 35 feet from the required One Hundred (100') 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.

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 28 property owners within 200' of 300 North Washington Street. The results are as follows:

- Property owners returned letters in opposition of the request: 0
- Property owners returned the letter in agreement of the request: 0
- Property owners who have not responded: 28

RECCOMENDED ACTION:

Approve

Approve with conditions

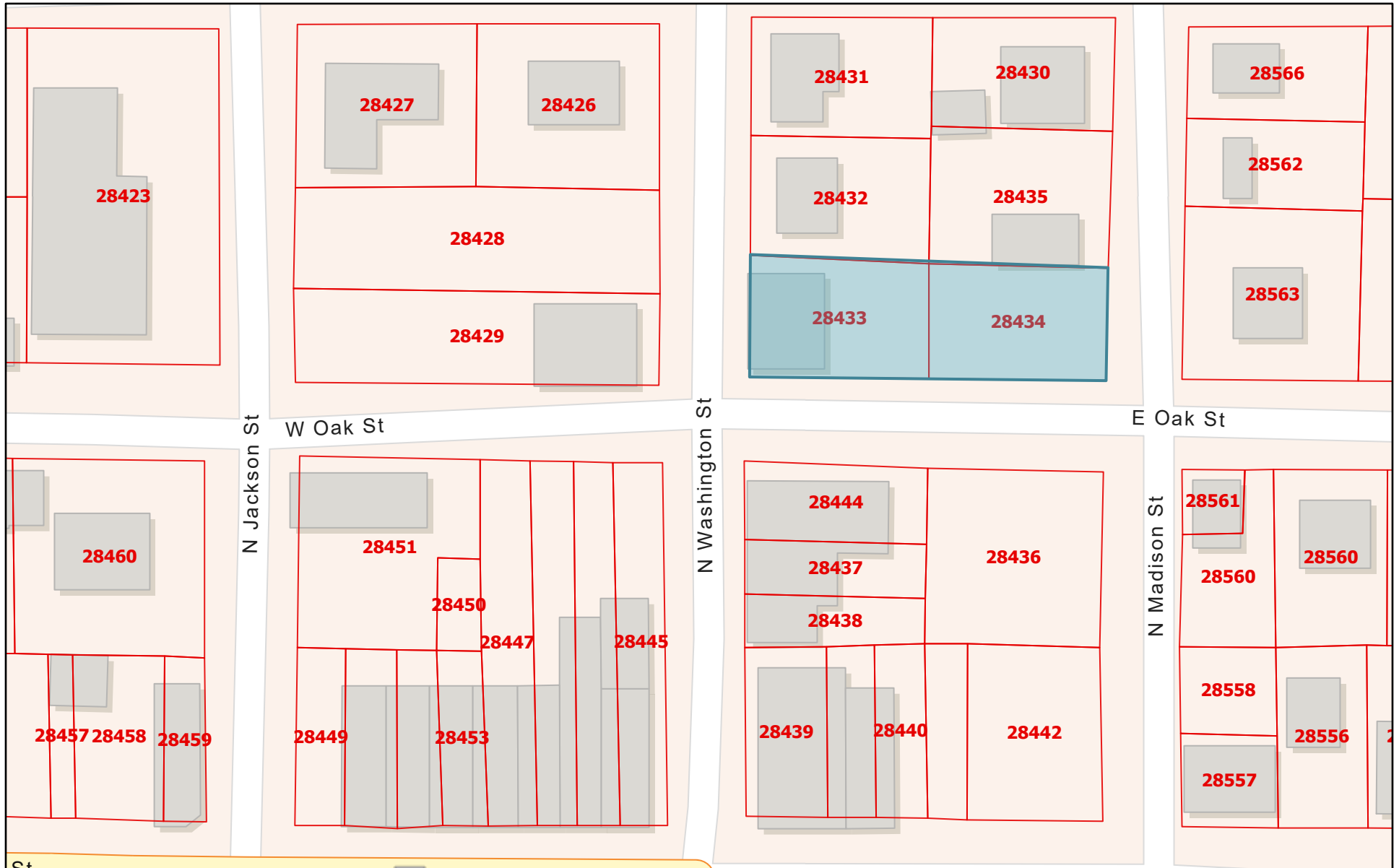
Denial

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Survey
- Exhibit C – Letters

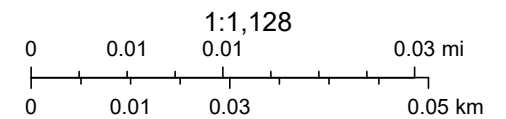
Location Map

EXHIBIT A



5/18/2026, 3:02:10 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.

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS AND BEING PART OF LOTS 5 AND 6, IN BLOCK 8, ORIGINAL TOWN OF KAUFMAN AND BEING A COMBINATION OF TWO TRACTS OF LAND DESCRIBED IN VOLUME 480, PAGE 177 AND VOLUME 676, PAGE 438 AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 8 AT THE INTERSECTION OF THE EAST LINE OF NORTH WASHINGTON STREET WITH THE NORTH LINE OF EAST OAK STREET;

THENCE NORTH 00 DEGREES 59 MINUTES 07 SECONDS WEST, 69.04 FEET TO A FENCE CORNER AT THE SOUTHWEST CORNER OF THE BETTY NOVAK TRACT RECORDED IN VOLUME 6669, PAGE 281;

THENCE NORTH 89 DEGREES 30 MINUTES 57 SECONDS EAST, 99.41 FEET TO A FENCE CORNER AT THE SOUTHEAST CORNER OF SAID NOVAK TRACT;

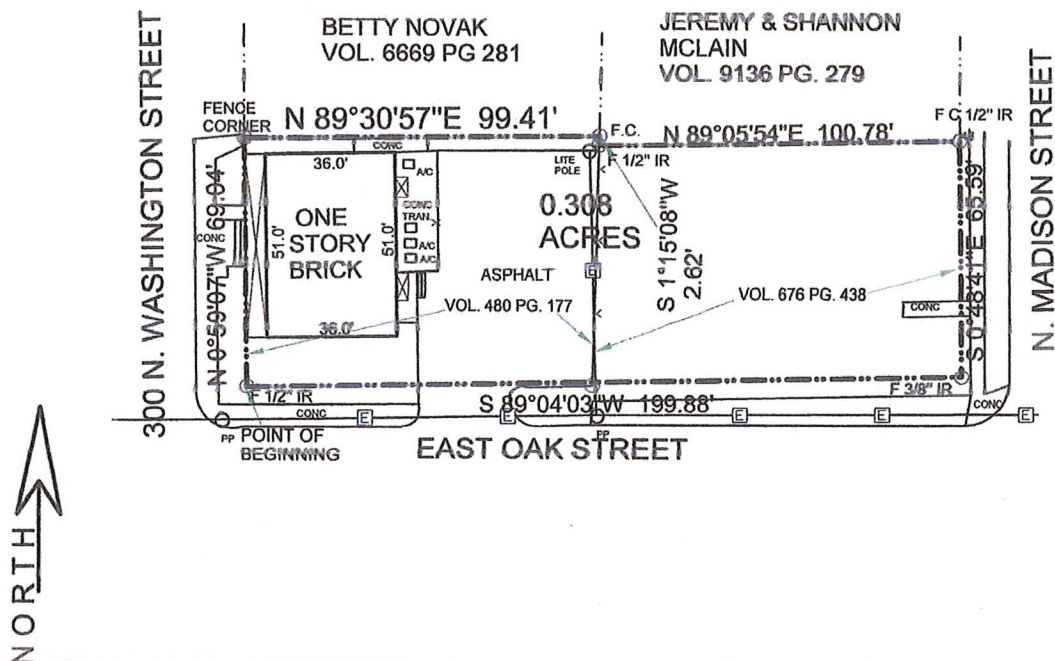
THENCE SOUTH 01 DEGREE 15 MINUTES 08 SECONDS WEST, 2.62 FEET TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF THE JEREMY AND SHANNON MCCLAIN TRACT RECORDED IN VOLUME 9136, PAGE 279;

THENCE NORTH 89 DEGREES 05 MINUTES 54 SECONDS EAST, 100.78 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD IN THE WEST LINE OF NORTH MADISON STREET;

THENCE SOUTH 00 DEGREES 48 MINUTES 41 SECONDS EAST, 65.59 FEET TO A FOUND 3/8 INCH IRON ROD IN THE NORTH LINE OF EAST OAK STREET;

THENCE SOUTH 89 DEGREES 04 MINUTES 03 SECONDS WEST, 199.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.308 ACRES OF LAND.

SEWER LINE AGREEMENT IN #197500004820 DOES NOT AFFECT THIS LOT



ALL BEARINGS ARE BASED ON ACTUAL GPS READINGS [TRUE NORTH] ALL SET 1/2" IRON RODS ARE STAMPED "MOBLY 4128"

ACCEPTED BY: _____ TITLE COMPANY UNIVERSITY TITLE COMPANY

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X, WHICH IS AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. MAP # 48257C0310D

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONETIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

GF# SV2540227SL

SCALE 1"=30'

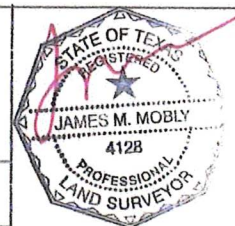
DATE 10-01-2025

FILE NO. 25-358

MOBLY AND ASSOCIATES, LLC
MOBANDASSOC@GMAIL.COM

425 N. GUN BARREL LANE
RPLS# 4128 [469] 853-3782

GUN BARREL CITY, TX 75156
FIRM NO. 10193765



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