



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 6, 2020 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 890 0513 4280
PASSWORD: 636705**

INVOCATION

PLEDGE OF ALLEGIANCE

US FLAG

TEXAS FLAG

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

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 make a recommendation to City Council on revisions to the phasing plan of the **Preliminary Plat of Georgetown at Kings Fort Addition**. The 85-acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/and Old Kemp Highway) State Highway 34 Bypass. The subdivision is proposed to be developed with 305 single-family residential lots, 5 common areas, a future public park land and future school site. (Case No. PP-02-20)
2. Consider and make a recommendation to City Council on **Final Plat of Georgetown at Kings Fort, Phase 1B**. The 14.957 acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A 66 single family residential lot subdivision with two common area lots is proposed. (Case No. FP-04-20)
3. Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block A, Kaufman County Children's Advocacy Center**. The 1.999-acre tract is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)
4. Consider and take appropriate action on the minutes of the September 1, 2020 Planning and Zoning Commission Meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio on 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) to amend the Future Land Use Map from a single family low density land use to a commercial land use and to request to rezone the same property from Single Family Residential-10 (SF-10) to Planned Development (PD) for limited retail, service and commercial uses. The property is located at the southwest corner of W. Highway 175 and S. Houston. (Case No. MP-01-20 and Z-04-20)

DISCUSSION/ACTION ITEMS

6. Consider and make a recommendation to City Council on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center. The 45 acre lot, platted as Lot 1, Law Enforcement Center Addition is for a proposed 3-story County Courthouse. The property is zoned Highway Commercial. (Case No. SP-04-20)

7. Consider and make a recommendation to City Council on the Site Plan of 2705 Tabor Parkway and proposed to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition . The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development - 15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)
8. Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition**. The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. A one lot subdivision is proposed. (Case No. FP-02-20)
9. Consider and make a recommendation to City Council on the Site Plan of 325 E. Fair Street. The 0.51 acre lot is part of Tract A, Kaufman East Addition. The proposed expansion is for the current occupant K-Tires. The property is zoned Commercial. (Case No. SP-06-20)
10. Consider and make a recommendation to City Council on the Site Plan of 2005 S. Houston Street for the Kaufman County Children's Advocacy Center. The property is zoned Commercial. (Case No. SP-08-20)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

11. Report on the following future Planning and Zoning Commission Cases:
 - A. Request to rezone 4.3-acres located on Rand Road between S. Nash Street and Old Rail Road (PID 3719) from Light Industrial to Planned Development for storage facilities, mini-warehouses, offices.
12. Requests and/or comments from Planning and Zoning Commissioners:
 - A. Update on the 2016 Street Bond Project for 9th, Main and Circle Streets
 - B. Update on the Kaufman County improvements to Tabor Parkway.
 - C. Update on the Halloween on S. Houston Street Event

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, OCTOBER 2, 2020 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

MARCY RATCLIFF
DEVELOPMENT SERVICES DIRECTOR

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 890 0513 4280 PASSWORD: 636705**

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.