



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 4, 2021 - 5:30 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**

DINNER

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 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 take appropriate action on the minutes of the April 6, 2021 Planning and Zoning Commission Meeting.
2. Consider and take appropriate action on the minutes of the April 20, 2021 Planning and Zoning Commission Meeting.
3. Consider and take appropriate action on the Final Plat of Lot 2, Block E, Kings Fort Addition, Phase IV. The 0.9848 acre tract (a portion of PID# 202752) is generally located on the south side of East Highway 175 and east of Center Drive. The property will be addressed as 710 East Highway 175. The property is zoned Planned Development - 15 for Highway Commercial (PD-15-HC). A subdivision of one commercial lot is proposed. (Case #FP-05-21)

END OF CONSENT AGENDA

PUBLIC HEARING

4. Hold a public hearing, discuss and take appropriate action on a request by ZP Juniper Pointe Apartments, LP – Justin Zimmerman to rezone 5.366 acres from Commercial (C) to Multi-Family -2 (MF-2). The property is generally located in the 2600 block of Tabor Parkway (AKA CR 151) (rear portion of PID# 5377) in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, TX. (Case #Z-03-21)
5. Hold a public hearing, discuss, and take appropriate action on a request by Konrad Rudnicki for a Specific Use Permit on a 0.985 acre tract (a portion of PID# 202752) for an attended car wash on property zoned Planned Development – 15 (Highway Commercial). The property is located at 710 East Highway 175 proposed to be platted as Lot 2, Block E, Kings Fort Addition, Phase IV and located in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, TX. (Case #Z-04-21)
6. Hold a public hearing and reconsider the proposed amendments to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning", of the City of Kaufman's Code of Ordinances, to add "Private Membership Social Game House" as a use permitted only when a specific use permit is approved and only in the Commercial (C) and Highway Commercial (HC) Zoning Districts by amending Chart 4, "Recreational and Entertainment Uses" of Section 33.4, "Use Regulations", and Section 33.5, "Definitions". (Case #Z-02-21). (This item was returned from City Council for the Planning and Zoning Commission's reconsideration due to technical difficulties at the Planning and Zoning Commission meeting on April 6, 2021.)

7. Hold a public hearing, discuss, and take appropriate action on a City initiated zoning of a newly annexed property to Highway Commercial (HC) and owned by Kaufman County. The property is a 7.9-acre portion (a portion of PID# 56874) of land generally located at 1900 East Highway 175 and being platted as Lot 1, Kaufman County Law Enforcement Center Addition, situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. (Case #Z-06-21)
8. Hold a public hearing, discuss, and take appropriate action on a City initiated zoning of a newly annexed property to Highway Commercial (HC) and owned by the City of Kaufman. The property is approximately 16.72 acres of land (PID # 5438 & 5525) generally located directly west of the Kaufman County Law Enforcement Center Addition, situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. (Case #Z-07-21)
9. Hold a public hearing, discuss, and take appropriate action on a City initiated zoning of a newly annexed property to Agriculture/Open (A/O) and owned by the City of Kaufman. The property is approximately 73.491 acres of land generally located at 2121 Ola Road and East State Highway 243, (PID# 213307) situated in the William Peters Survey, Abstract No. 407, Kaufman County, Kaufman, Texas.(Case #Z-08-21)
10. Hold a public hearing, discuss, and take appropriate action on a City initiated zoning of the newly annexed property to Agriculture/Open (A/O) and owned by Kaufman Independent School District. The property being approximately 85.234 acres of land generally located at the northwest corner of East State Highway 243 and Farm to Market Road No. 2727, (PIDs 187223 & 51233), situated in the William Peters Survey, Abstract No. 407, Kaufman County, Kaufman, Texas. (Case #Z-09-21)

DISCUSSION/ACTION ITEMS

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

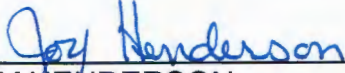
11. Retirement of Public Works Director Richard Underwood May 2021

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, APRIL 30, 2021 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNING TECHNICIAN
DEVELOPMENT SERVICES

****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.