



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 3, 2021 - 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**

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 make a recommendation to City Council on the **Preliminary Plat of Lot 1, Block 1, Juniper Pointe Addition**, being a tract of land containing 9.008-acres (PIDs 5373, 5377), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. The property is generally located in the 2600 Block of Tabor Parkway. A one lot subdivision for an apartment complex in the Multi-Family-2 district is proposed. (Case No. PP-03-21)
2. Consider and take appropriate action on the minutes of June 1, 2021 Planning and Zoning Commission Meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

3. Hold a public hearing and make a recommendation to City Council on a request by Bill Wait of Kaufman One WW LLC on approximately 26 acres (PIDs 184130, 16871) to amend the Future Land Use map from Future Commercial and Future Neighborhood Service to a Future Single Family (High Density) and rezone from Highway Commercial (HC) and Single-family Residential-20 (SF-20) to Planned Development (PD) for a maximum of 127 single-family residential lots. The property is generally located in the 1500 Block of East Highway 175 in the Levi York Survey, Abstract No. 609, Kaufman County, Kaufman, TX. (Case No. Z-14-21)
4. Hold a public hearing and make a recommendation to City Council on a request by Katina Williams Gibbons for a Specific Use Permit on approximately 0.44 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Highway Commercial (HC). The property is generally located at 5962 Fair Road (PID# 5300) in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. (Case No. Z-15-21)

DISCUSSION/ACTION ITEMS

5. Consider and make a recommendation to City Council on the Final Plat of Prairie Creek Estates, Phase 3 Addition and variances to the 1999 Design Manual for Storm Drainage Facilities, Criteria and Design Procedures, Sections C.2.2.5, Positive Overflow and C.4.1 Hydraulic Gradient of Conduits. The 17.479-acre tract (PIDs 2208 and 184100) is generally located in the 1800 block of Rand Road (FM 1836) in the Thomas Beedy Survey, Abstract No. 21. The proposed development contains 63 single family residential lots. The property is zoned Planned Development -8 (PD-8). (Case No. FP-08-21)
 - A. Presentation of requested variances to the 1999 Design Manual for Storm Drainage Facilities and the Final Plat of Prairie Creek Estates, Phase 3 Addition.

- i. Criteria and Design Procedures, Section C.2.2.5 Positive Overflow - The approved drainage system shall provide for positive overflow at all low points. the term "positive overflow" means that when the inlets do not function properly, or when the design capacity of the conduits exceeded, the excess flow can be conveyed overland along a paved course. Normally this would mean along a street or alley, but can require the dedication of special drainage easements on private property to a minimum. The overflow elevation shall not be higher than 0.5 feet above the top of the curb at the low point. Artificial sags created by "seesaw" of street or alley grades will not be permitted.
 - ii. Criteria and Design Procedures, Section C.4.1 Hydraulic Gradient of Conduits - The hydraulic gradient for the selected conduit size shall be design to carry the design flow at an elevation not less than 1.5 feet below the curb.
- B. Consider and make a recommendation variance requests to the 1999 Design Manual for Storm Drainage Facilities.
 - C. Consider and make a recommendation on the Final Plat of Prairie Creek Estates, Phase 3 Addition.
6. Consider and make a recommendation to City Council on the Site Plan of proposed Lot 1, Block 1, Juniper Pointe Addition. An apartment complex with 72 units is proposed. The 9.008-acre tract (PID#5373 and 5377) is generally located in the 2600 block of Tabor Parkway (AKA CR 151). The property is zoned MF-2. (Case No. SP-02-21)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

7. Update on the proposed Final Plat of the South Pointe at Kaufman Sports Village Addition.
8. Future Items for the September 7, 2021 Planning and Zoning Commission Meeting
 - A. SP-03-21 Site Plan Revision of 1420 E Mulberry (SE Corner at SH 34 Bypass) Lots 1-2, Block 1, Gregory Marlow Truck Stop Addition
 - B. SP-04-21 Site Plan of 340 E Hwy 175 (east of Whataburger) Wal Mart Gas Station
 - C. SP-05-21 Site Plan of 750 E Hwy 175 (2nd lot east of Konny's Car Wash) Lone Star Credit Union

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



JOY HENDERSON
PLANNING TECHNICIAN

****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.