



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 7, 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 Final Plat of Lot 1, Block 1, Whitfield Addition. The 5.00-acre tract of land (portion of PID 548) situated in the Charles Askins Survey, Abstract No. 2 is generally located at 7726 County Road 151. The property is located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman, Kaufman County, Texas. (FP-11-21)
2. Consider and take appropriate action on the minutes of August 3, 2021 Planning and Zoning Commission Meeting

END OF CONSENT AGENDA

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council on a newly annexed property to be zoned Agriculture-Open (A-O) and owned by Thorntree Ventures, LLC. The property is approximately 112 acres of land generally located at 3997 Farm to Market Road 2727 (PIDs 2195, 2196, and 2197), situated in the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas. (Case No. Z-16-21)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the Site Plan of proposed replat of Lot 1R & 2R, Block 1, Gregory Marlow Truck Stop Addition, being a tract of land containing 5.46 acres (PIDs 198186 and a portion of 16821), located at 1420 and 1430 East Mulberry (State Highway 243). The site plan is for the construction of two buildings; a liquor store and a convenience store/gas station with a restaurant with a drive-through window service. The property is zoned Light Industrial (LI). (Case No. SP-03-21)
5. Consider and make a recommendation to City Council on the Site Plan of Lot 2, Block C, Kings Fort Addition, Phase 1, being a tract of land containing 1.00 acre (PID 187820), located in the 340 Block of East Highway 175. The site plan is for the construction of a convenience store/gas station. The property is zoned Planned Development - 7 ("PD-7"). (Case No. SP-04-21)
6. Consider and make a recommendation to City Council on the Site Plan of proposed Lot 5, Block E, Kings Fort Addition, Phase 2, being a tract of land containing 2.054 acres (a portion of PID 202752), situated in the D. Falcon Survey, Abstract No. 151 and generally located in the 750 Block of East Highway 175. The site plan is for the construction of a credit union with drive-through services. The property is zoned Planned Development 15 ("PD-15"). (Case No. SP-05-21)

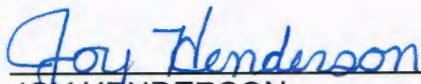
ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

7. Update on Texas Open Meetings Act Requirements Effective September 1, 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, SEPTEMBER 3, 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.