



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

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.**

PUBLIC HEARING

1. Conduct a public hearing and make a recommendation to City Council on a request by Steve Paramore on the Farm Village Phase I Addition being a replat of Lots 2-9, open area, green space areas and re-aligning the right of way for Farm Village Road and variances to the Subdivision Regulations, Section III. "Subdivision Design Standards", Section 3.1 "Streets" specific to street construction, cul-de-sac length, two points of entrances to a subdivision, Section 3.5 "Sidewalks", and Section 3.10 "Stormwater Collection/Conveyance Systems". This 34.43 acre site is located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. A twelve lot subdivision is proposed. (FP-11-19)
 - A. Presentation of requested Subdivision Ordinance variances and Farm Village, Phase 1, Replat.

- I. **Section 3.1.c.7 Street Construction** – All streets and thoroughfares shall be constructed of Portland cement concrete to City standards. Requesting: all streets not to be constructed.
- II. **Section 3.1.p Cul-de-sac Length** – A cul-de-sac street shall not be longer than 600 feet, and at the closed end shall have a turn-around bulb with an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The length of a cul-de-sac shall be measured from the centerline of the intersection street to the centerline of the cul-de-sac bulb. Requesting the length of the cul-de-sac for Farm Village Road and Village Glen Road be longer than the 600 foot maximum allowable length.
- III. **Section 3.1.t Two points of entrance to a subdivision-** All subdivisions shall have at least two points of access from improved public roadways. Requesting to allow Farm Village Road, a single unpaved road, from SH 34 as the single point of access to Farm Village Addition. Victory Lane is not proposed to be developed until unknown future date..
- IV. **Section 3.5.a. Sidewalks** - Pedestrian concrete sidewalks not less than 4 feet wide shall be provided within all residential subdivisions, and sidewalks not less than 5 feet wide shall be provided within all non-residential developments and along all perimeter roadways (for both residential and non-residential develops). Requesting to install no sidewalks within or on the perimeter of the subdivision.
- V. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** - All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system. Requesting to not provide a concrete curb and gutter drainage system.

B. PUBLIC HEARINGS

- C. Consider and make a recommendation on Subdivision Ordinance variance requests.
- D. Consider and make a recommendation on the Farm Village, Phase 1 Replat request.
2. Conduct a public hearing and make a recommendation to City Council on a request by Matthew Shelton and Summer Harrison to amend the City of Kaufman's Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition. The property is proposed to be used as a single family development. (M-01-19)
3. Conduct a public hearing and make a recommendation to City Council on a request by Matthew Shelton and Summer Harrison to rezone the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition from Retail (R) to Single Family 6 (SF-6). The property is proposed to be used as a single family development. (Z-09-19)

DISCUSSION/ACTION ITEMS

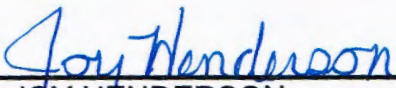
4. Consider and make a recommendation to City Council on the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(PP-02-19)
5. Consider and make a recommendation to City Council on the Final Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(FP-09-19)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

6. Receive an update and discussion regarding the following:
 - A. Report on upcoming Planning and Zoning Commission cases
 - B. Update on new building progress
 - I. Burger King - 700 E. Hwy. 175
 - Schlotzsky's - 380 E. Hwy. 175
 - Georgetown at Kings Fort Addition building permits
 - Plumtree Apartments - 4200 S. Washington

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 WEDNESDAY, NOVEMBER 27, 2019 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON

Planning Technician of Development Services

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.