



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 9, 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 take appropriate action on the minutes of the October 5, 2021 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council to rezone property from Agriculture-Open (A-O) to Light Industrial (L-I) for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case #Z-17-21)
3. Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit (SUP-48) for propane distribution, storage and wholesale facilities for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case #Z-18-21)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the site plan of 3637 E Highway 175 (PIDs 417, 419 and 412) for a 2,337 square foot addition to the existing Faith Family Church fellowship hall. The 3.87 acre tract is located in the Charles Askins Survey, Abstract No.2, City of Kaufman, Kaufman County, Texas. The property is zoned Agriculture/Open District. (SP-06-21)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

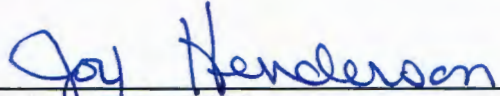
5. Special City Council and Planning and Zoning Commission Joint Workshop Meeting on Monday, December 20, 2021 at 5:30 pm to discuss proposed amendments to the Kaufman Subdivision Ordinance.
6. Tabor Parkway & Georgetown at Kings Fort Phase 1B Ribbon Cutting Ceremony on November 16, 2021 at 2:30pm
7. Tractor Supply Grand Opening, Friday, November 26, 2021
8. Christmas Parade and Tree Lighting - December 4, 2021 at 6 pm

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, NOVEMBER 5, 2021 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNING TECHNICIAN
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 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.



**PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 5, 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)
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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.

Chairman Brown called the meeting to order at 6:01 p.m. Tuesday, October 5, 2021.
Commissioners present were Chairman Burton Brown, Vice-Chairman Patrick Cardoza,
Commissioner Darril Deaton, and Commissioner Gladis Saldana. Commissioner Curtis
Snow arrived at 6:02 pm and Commissioner Richard Dunn arrived at 6:04 pm. Director of
Development Services Marcy Ratcliff and Planning Technician Joy Henderson are present.
Present in the audience was Stewart McGregor and Bill Wait.

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, 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 RESIDENTIAL SUBDIVISION FOR A MULTI-FAMILY-2 DEVELOPMENT IS PROPOSED. (CASE NO. FP-12-21)
2. CONSIDER AND TAKE APPROPRIATE ACTION ON THE MINUTES OF SEPTEMBER 7, 2021 PLANNING AND ZONING COMMISSION MEETING.

END OF CONSENT AGENDA

Commissioner Dunn made a motion to approve the consent agenda for items 1 and 2. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 6-0. The motion passed.

DISCUSSION/ACTION ITEMS

3. CONSIDER THE PRELIMINARY PLAT OF OAKDALE ESTATES **(Changed subdivision name to Freeman Farm)**, BEING A TRACT OF LAND CONTAINING 25.402 ACRES (PIDS 184130 AND 16871). THE PROPERTY IS GENERALLY LOCATED IN THE 1500 BLOCK OF EAST HIGHWAY 175 SITUATED LEVI YORK SURVEY, ABSTRACT NO.609, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. THE PROPERTY IS ZONED PLANNED DEVELOPMENT -21 (PD-21). THE PRELIMINARY PLAT IS FOR 123 RESIDENTIAL LOTS AND 4 COMMON AREAS. (CASE NO. PP-04-21)

Marcy Ratcliff, Director of Development Services, stated City Council, on August 23, 2021, approved the rezoning of 25.402-acre from Highway Commercial (HC) and Single-Family Residential-20 (SF-20) to Planned Development-21 for single family development of a maximum of 127 lots with lot sizes from minimums of 5,500 SF to 8,400 SF.

The proposed Preliminary Plat of Oakdale Estates is for the development of 123 residential lots and 4 common area lots. Lot 19X, Block A will be used for the retention of water from the subdivision. Lot 10X, Block A will be the location for the community

mail box. The proposed lot sizes meet with the approved Land Study of the Planned Development 21. Street E is a designated Type C (80 foot) thoroughfare. The preliminary plat shows the required 40'half right-of-way dedication. All the remaining streets are typical 50-foot-wide residential streets.

Typically, a subdivision is required to have two separate entrances and exits, so in case of an emergency if one entrance/exit is blocked there is another entrance/exit available. The subdivision will one day in the far future have a second access from the future Type C thoroughfare along the north side. However, this preliminary plat is the first development to dedicate any right-of-way for the proposed thoroughfare. The Fire Department devised a compromise for the two separate entrance and exit requirement that met the spirit of the Subdivision Ordinance.

The property has 367.57 feet of frontage on Highway 175, which allows room for two separate 35-foot driving lanes divided by a 5-foot median to serve as the temporary two entrances and exits. If one side or the other is ever closed due to an emergency, the other side will have enough width for two-way traffic.

Lot 19X is a drainage and detention easement for the entire subdivision. The applicant is in the process of securing an off-site easement that will allow the detention pond to drain to the right-of-way of Highway 175. This recorded easement will be required to be shown on the final plat.

Trinity Valley Electric Co-Op will provide electrical service. The City of Kaufman will provide water and sanitary sewer service.

Staff recommends conditional approval of the Preliminary Plat of Oakdale Estates (Case No. PP-04-21). The conditional approval is based upon submitting amendments to the preliminary plat on the following list of requirements of the Kaufman Subdivision Ordinance.

1. Submit a Land Study in accordance with Section 2.3 Procedures and Submission Requirements for Land Study Approval.
2. Correct the zoning of the property to PD-21. Remove the HC/SF-20 zoning line shown between Lot 5, Block A and Lot 5, Block D. (Section 2.4.i.16)
3. Indicate a 15-foot utility easement required by Trinity Valley Electric Co-Op at the rear of Lots 14-33, Block A. (Section 2.4.i.5)
4. Indicate a 5-foot maintenance easement inside the property line on Lot 1, Block D for the proposed subdivision fence as required by PD-21 (Section 5.7).
5. Note the future location and width of the proposed drainage easement from Lot 19X, Block A (Common Area-Drainage and Detention Easement) to the eastbound right-of-way of Highway 175. (Section 2.4.i.5)

6. Indicate a maintenance easement of 5 feet in width dedicated to the City on the private lot side and adjacent to the screening wall located on the side property line of Lot 33, Block D, Lots 14-15, Block B, Lot 17-18, Block C and Lot 31, Block D as required by (Section 5.7 Screening and Landscaping Construction Regulations, Requirements and Design Criteria).

Vice-Chairman Cardoza stated he was concerned about the traffic on Highway 175 and asked if the subdivision could connect to Fair Road it would make it safer for the drivers.

Commissioner Snow asked if we have an engineer that works for the City of Kaufman? Can we remove the profile of the street on these plans?

Vice-Chairman Cardoza made a motion to **deny** the Preliminary Plat of Oakdale Estates generally located in the 1500 Block of East Highway 175 for the development of 123 residential lots and 4 common areas. The motion was seconded by Commissioner Snow. With Vice-Chairman Cardoza, Commissioner Deaton and Commissioner Snow, voting Yes and Chairman Brown, Commissioner Dunn, and Commissioner Saldana voting No. The motion failed by a vote of 3-3.

Commissioner Dunn made a motion to **approve** the Preliminary Plat of Oakdale Estates generally located in the 1500 Block of East Highway 175 for the development of 123 residential lots and 4 common areas with staffs recommended conditions and that the Traffic Impact Analysis is reviewed and approved by the Texas Department of Transportation (TxDOT). The motion was seconded by Commissioner Saldana. With Chairman Brown, Commissioner Deaton, Commissioner Dunn, Commissioner Saldana voting Yes and Vice-Chairman Cardoza and Commissioner Snow voting No. The motion passed by a vote of 4-2.

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

Vice-Chairman Cardoza made a motion to adjourn at 6:33 p.m., seconded by Commissioner Deaton. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 6-0.

BURTON BROWN
CHAIRMAN

JOY HENDERSON
PLANNING TECHNICIAN



Planning and Zoning Commission Report

Meeting Date: November 9, 2021

SUBJECT: Conduct a public hearing and make a recommendation to City Council to rezone property from Agriculture-Open (A-O) to Light Industrial (L-I) for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case Z-17-21)

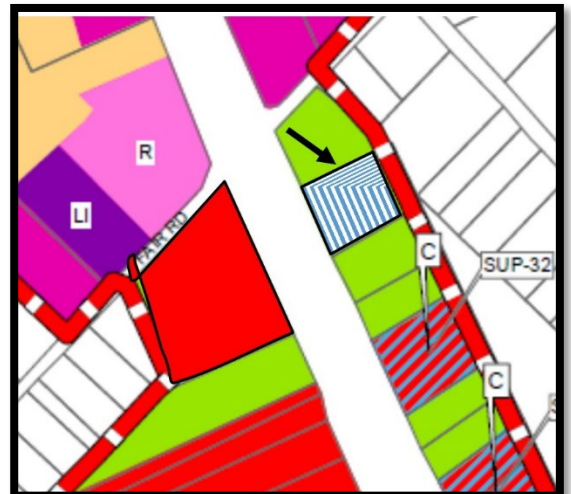
BACKGROUND/SUMMARY:

The request to rezone 2.356-acres from Agriculture-Open District (A-O) to Light Industrial District (LI) was submitted by Jane Lucas of Mitchell Welding Supply. The property was annexed and zoned to Agriculture-Open (A-O) in 2012 by the City of Kaufman. The property has never developed because approximately 1/3 of the property is located within the flood plain and is undevelopable. The applicant requests the Light Industrial (LI) zoning district designation so they can request a specific use permit (SUP) for a propane storage tank for wholesale use only. The proposed development is a low intensity use that does not require a lot of usable land.

The Agriculture-Open District (A-O) is used as an interim zoning district for any newly annexed property until the property owner applies to rezone the property in compliance with the Future Land Use Plan (FLUP). The proposed application request for the Light Industrial District complies with the Future Land Use Plan.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC & A-O	Cold Tex Refrigeration & Car Sales (Former NAPA)
South:	A-O	Undeveloped & G&S Diesel Service
East:	ETJ	Single Family Subdivision
West:	C	Kaufman Lumber, Dance Factory & Steve's Diesel and Automotive Repair



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The proposed Industrial District somewhat complies with the 2014 Future Land Use Plan because it allows a variety of commercial, retail, and office uses plus some more intensive uses.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. Any additional necessary right-of-way dedication is done during the platting process. A plat is not required during the rezoning process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 13 property owners within 300 feet of the 2.356-acres. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follow:

- Number of property owners who returned letter in agreement with the request: 1
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 12

If 20% of the area within 200 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATIONS:

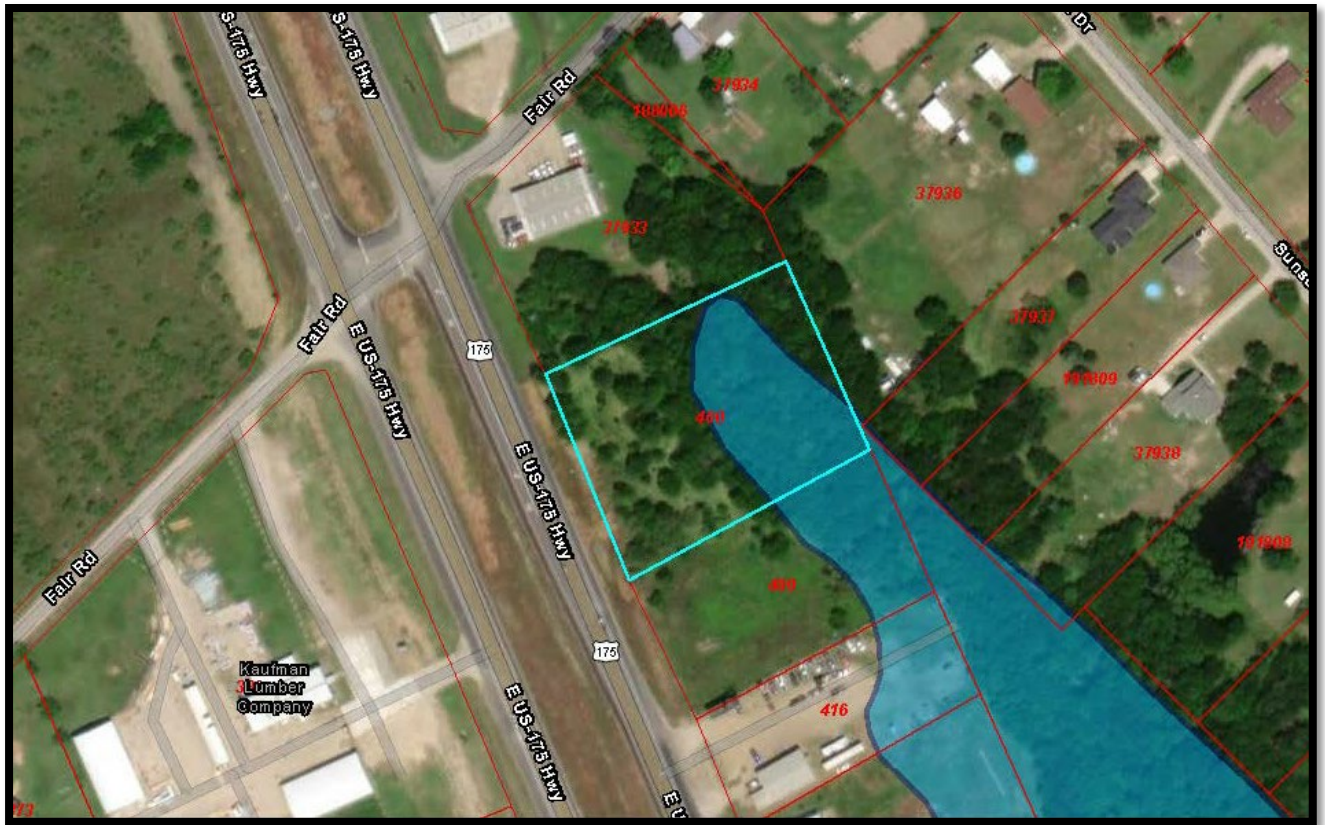
Staff recommends approval of Z-17-21 to rezone 2.356-acres of land from Agriculture-Open (A-O) to Light Industrial (LI) generally located at 3201 East Highway 175 (PID# 408) in the Charles Askins Survey, Abstract No. 2, Kaufman County, Kaufman, TX.

ATTACHMENTS:

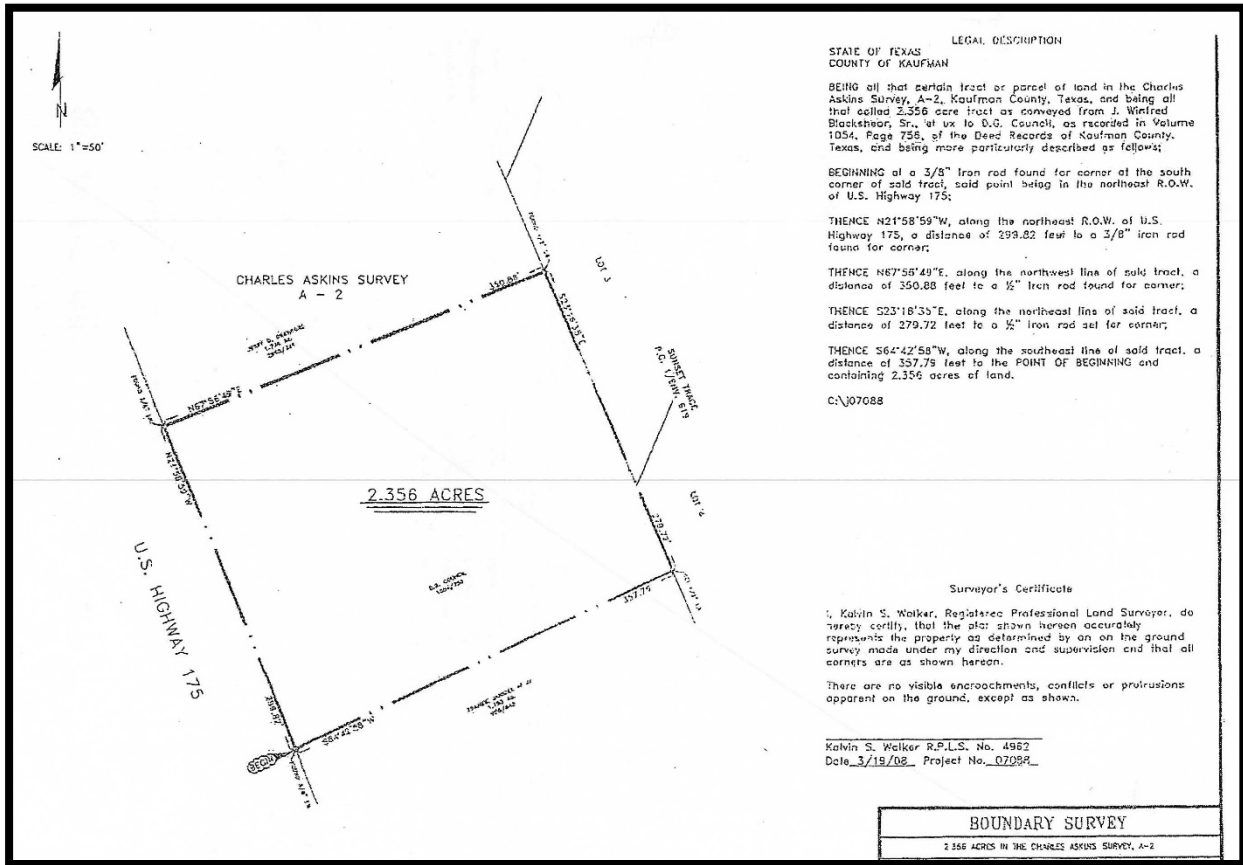
1. Location Map
2. Metes & Bounds Description
3. Property Owner Response

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map



Metes & Bounds Description of Z-17-21 3201 East Highway 175



Property Owner Response

DETACH ON DOTTED LINE

Date: 10-22-2021

Name: Cheri Childress

Address: P.O. Box 512

City & State: Seagrville, TX 75159

Phone #: 214 632-3294

COMMENTS: I encourage supporting businesses.

RE: Conduct a public hearing and make a recommendation to City Council to rezone property from Agriculture-Open (A-O) to Light Industrial (L-I) for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case #Z-17-21)

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: Cheri330@SBCGLOBAL.NET

Cheri R. Childress
PLEASE PRINT YOUR NAME

RECEIVED
SIGNATURE 2021



Planning and Zoning Commission Report

Meeting Date: November 9, 2021

SUBJECT: Conduct a public hearing and make a recommendation to City for a Specific Use Permit (SUP-48) for a propane distribution, storage and wholesale facility for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case Z-18-21)

BACKGROUND/SUMMARY:

Jane Lucas of Mitchell Welding Supply submitted a request for specific use permit for a proposed propane distribution, storage and wholesale facility, on property located at 3201 East Highway 175. The lot contains a total of 2.356 acres.

The land was originally zoned Agriculture-Open District (A-O) and the applicant is requesting (Z-17-21) the Light Industrial (LI) zoning district designation so they can request a specific use permit (SUP) for a propane storage tank for wholesale use only. The property has never developed because approximately 1/3 of the property is located within the flood plain and is undevelopable. The proposed development is a low intensity use that does not require a lot of usable land. The majority of the trees located within the flood plain and at the very rear of the property will remain in place. These trees will serve as a visual buffer between the proposed propane storage tank and the adjacent existing residential subdivision to

The applicant is proposing a 30,000-gallon propane tank and a bulkhead pump site to fill delivery trucks with propane. The proposed tank size will be 109 feet x 66 feet and located on a 3-foot masonry riser and enclosed within a 6-foot chain link fence.

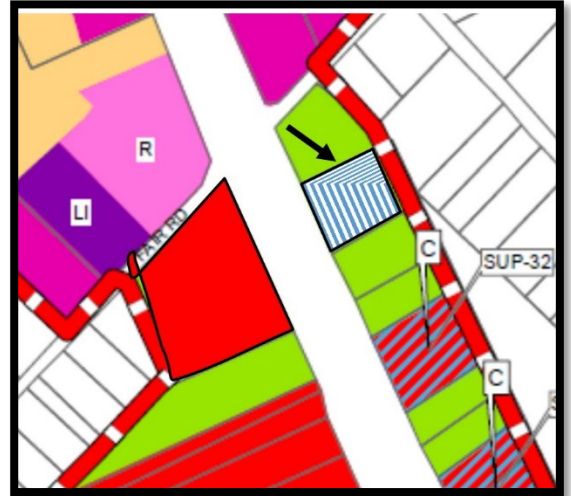
The proposed asphalt driveway width at the entrance will be 53 feet wide on East Highway 175. The interior driveway around the tank will be 30 feet wide.

According to the Railroad Commission all trees located within 50 feet of the tank will need to be removed. They also require the 6-foot security chain link fence surrounding the tank and bulkhead pump site.

The property is located along the southeastern city limit line. There is an existing residential subdivision located behind the property in Kaufman County. As a matter of courtesy Staff additionally notified all those property owners within 300 feet of 3201 East Highway 175 that are not in the city limits.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC & A-O	Cold Tex Refrigeration & Car Sales (Former NAPA)
South:	A-O	Undeveloped & G&S Diesel Service
East:	ETJ	Single Family Subdivision
West:	C	Kaufman Lumber, Dance Factory & Steve's Diesel and Automotive Repair



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The proposed Industrial District somewhat complies with the 2014 Future Land Use Plan because it allows a variety of commercial, retail, and office uses plus some more intensive uses.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. Any additional necessary right-of-way dedication is done during the platting process. A plat is not required during the rezoning process.

DETERMINATIONS NECESSARY FOR CONSIDERING SUP'S

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 13 property owners within 300 feet of the 2.356-acres. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follow:

- Number of property owners who returned letter in agreement with the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 13

If 20% of the area within 200 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATIONS:

Staff recommends approval of Z-18-21 to approve a Specific Use Permit (SUP-48) for a propane distribution, storage and wholesale facility for property generally located at 3201 East Highway 175 with the following restrictions:

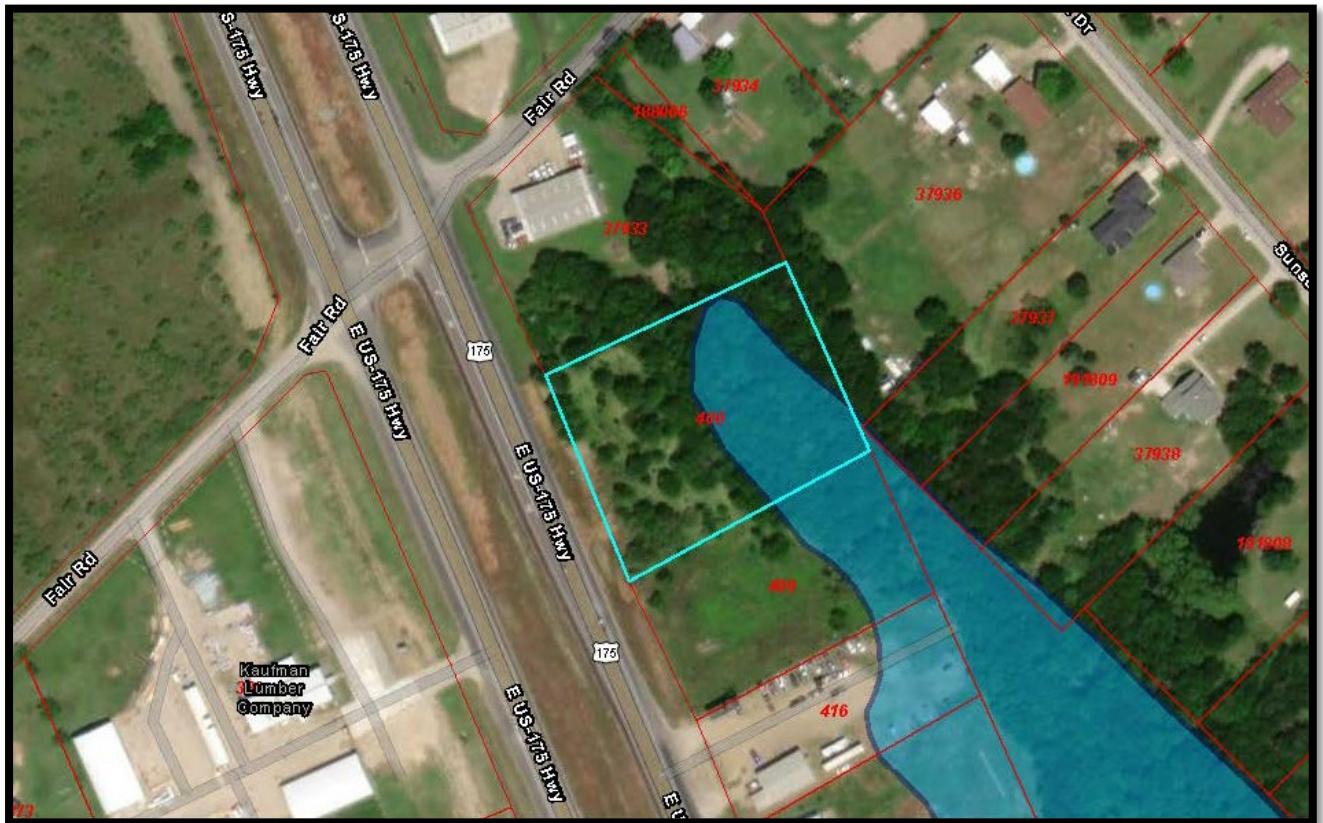
1. No outside storage of used or new propane tanks.
2. No parking on unimproved surfaces.

ATTACHMENTS:

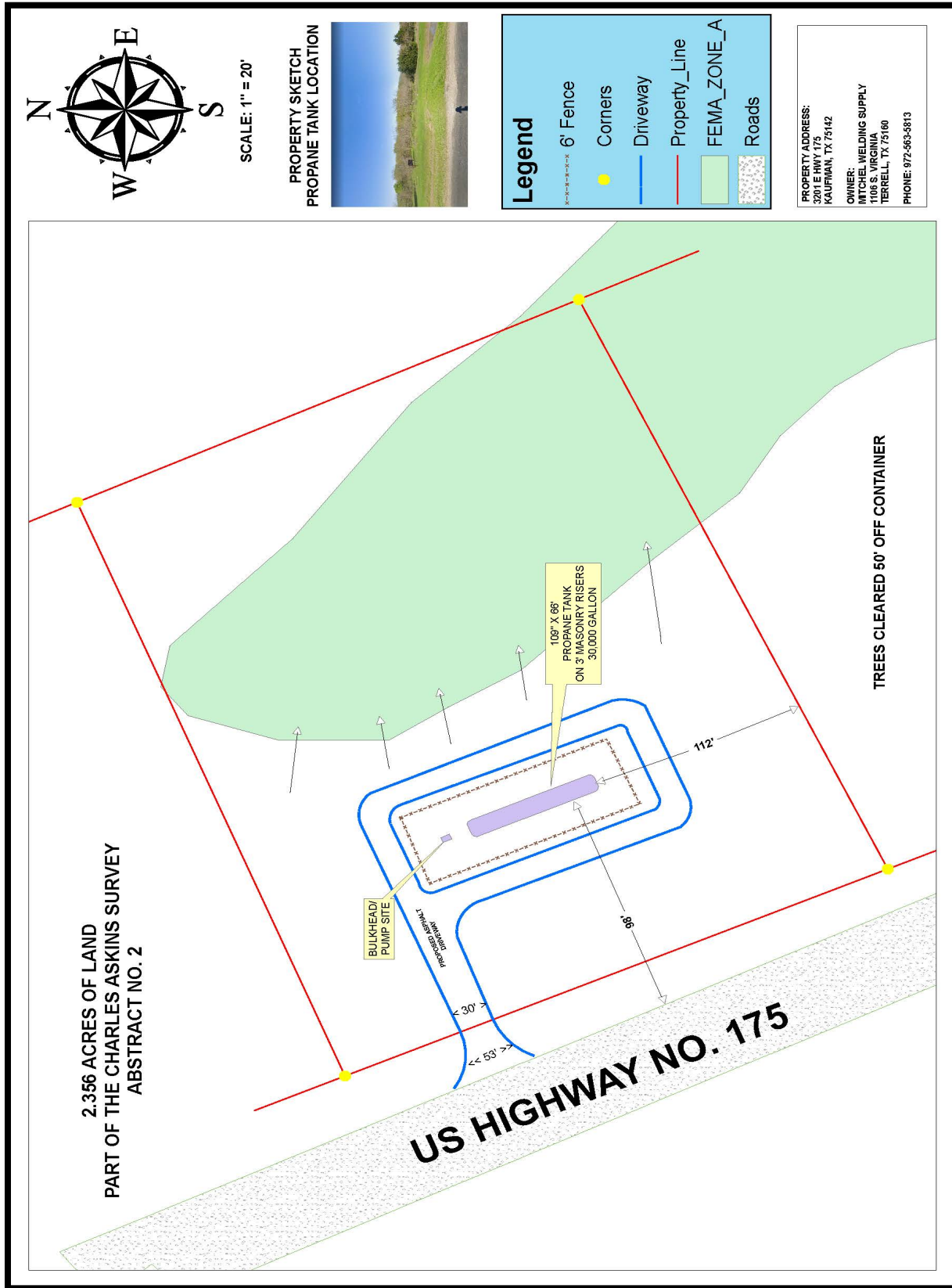
1. Location Map
2. Site Plan
3. Metes & Bounds Description
4. Property Owner Response

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map



Site Plan



Letter from the Applicant

MITCHELL WELDING SUPPLY

Serving you since 1968

1106 S. Virginia Street
Terrell, TX 75160
972-563-5813

703 N. HWY 175
Seagoville, TX 75159
972-287-4191

300 Lavon Drive
Garland, TX 75040
214-703-6902

Mitchell Welding Propane

- 30,000-gallon ground storage container.
- The container will sit on 3' masonry saddles with a ½" pad.
- The container is 109" x 66".
- The height of the chain-link fence will be 6' and 12 ½ gauge wire.
- The upright braces and corner post composed of noncombustible material.
- All trees and /or combustible material are not allowed within 50' feet of ground storage. Outside of that perimeter will leave native.
- There are not any minor buildings proposed at this time.
- Sewer extensions will not be needed.
- Water service will not be needed.
- Signage will not be needed.
- Lighting and light pole will not be needed.

*Note that the Mabank fill station is attached for reference. This is located off of 175 and has two, 30,000 gallon ground storage containers.

The information in this proposal is confidential and may be legally privileged. It is intended solely for the named recipient. Access to this proposal by anyone else is unauthorized. If you are not the intended recipient or the employee or agent responsible for delivering the proposal to the recipient named, please note that any use, disclosure, copying, distribution of this proposal or any action taken or omitted to be taken in reliance on it is prohibited.

MITCHELL WELDING SUPPLY

Serving you since 1968

1106 S. Virginia Street
Terrell, TX 75160
972-563-5813

703 N. HWY 175
Seagoville, TX 75159
972-287-4191

300 Lavon Drive
Garland, TX 75040
214-703-6902

Outline for Ground Storage Propane/City of Kaufman

Process of filling the container:

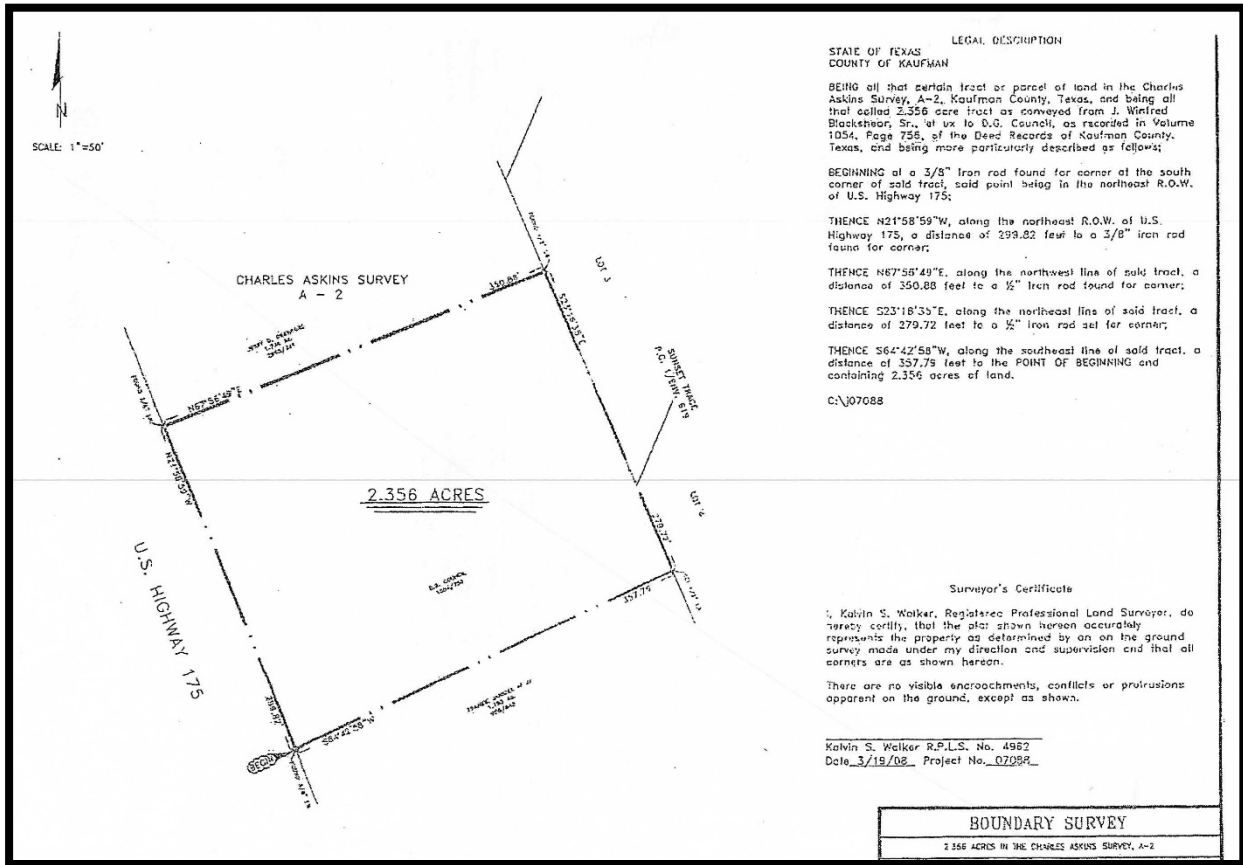
- A tanker truck will enter the site and fill the container with a hose connected from the tanker to the bulkhead which is connected to the vessel. (container) * attached is a diagram of the bulkhead
- Once the vessel is filled the tanker will exit the site.

Process of filling Bobtail Truck:

- Bobtail propane truck will enter the site.
- Bobtail will connect to the vessel via the bulkhead and extract propane into the bobtail truck.
- Once Bobtail truck is filled the truck will exit the site.

The information in this proposal is confidential and may be legally privileged. It is intended solely for the named recipient. Access to this proposal by anyone else is unauthorized. If you are not the intended recipient or the employee or agent responsible for delivering the proposal to the recipient named, please note that any use, disclosure, copying, distribution of this proposal or any action taken or omitted to be taken in reliance on it is prohibited.

Metes & Bounds Description of Z-17-21 3201 East Highway 175



Property Owner Response

DETACH ON DOTTED LINE

Date: 10-22-2021

Name: Cheri Childress

Address: P.O. Box 512

City & State: Seagrville, TX 75159

Phone #: 214 632-3294

COMMENTS: I encourage supporting businesses.

RE: Conduct a public hearing and make a recommendation to City Council to rezone property from Agriculture-Open (A-O) to Light Industrial (L-I) for property owned by Glenn Group Investments, LLC. The property is approximately 2.356 acres of land generally located at 3201 East Highway 175 (PID 408), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case #Z-17-21)

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: Cheri330@SBCGLOBAL.NET

Cheri R. Childress
PLEASE PRINT YOUR NAME

RECEIVED
SIGNATURE 2021



Planning and Zoning Commission Report

Meeting Date: November 9, 2021

SUBJECT: Consider and make a recommendation to City Council on the site plan of 3637 E Highway 175 (PIDs 417, 719, and 412) for a 2,337 square foot addition to the existing Faith Family Church fellowship hall. The 3.87-acre tract is located in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Agriculture/Open District. (Case #SP-06-21)

BACKGROUND/SUMMARY:

Faith Family Church is requesting to expand their existing Family Life Center by 2,337 square feet. The expansion area will be located on an existing concrete foundation where a fellowship hall was located in the early 1990's but had been demolished due to storm damage. The building will initially only be a shell building and will be finished out at a future date.

Faith Family Church was given some erroneous information when they initially inquired about whether a building permit was needed and began work on the project. Staff discovered work had begun and sent a letter to the church to let them know a site plan and building permit were needed before they could proceed any further. The Church has willingly stopped work and has brought in all the needed information for the site plan and is working on the building permit.

The property was annexed and zoned to Agriculture-Open (A-O) in 2012 by the City of Kaufman. The Agriculture-Open District (A-O) is used as an interim zoning district for any newly annexed property until the property owner applies to rezone the property in compliance with the Future Land Use Plan (FLUP).

Churches are a permitted use in the Agriculture/Open District. Required off-street parking is based on the seating area for the sanctuary. No additional parking spaces will be required for the expansion.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O	Vacant Building & Undeveloped
South:	ETJ	Undeveloped
East:	ETJ	Sunset Trace Addition
West:	A-O & LI	Real Estate Office Sara's Secret Double S Tire & Automotive



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Commercial. The existing A-O zoning is an automatic zoning category given to all annexed properties until the owners request a specific district.

Thoroughfare Plan:

The Thoroughfare Plan designates E. Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. There is an existing gravel driveway.

RECOMMENDATIONS:

Staff recommends approval of SP-06-21 for a 2,337 SF expansion of the Faith Family Church's fellowship hall at 3637 E. Highway 175 (PIDs 417, 719, and 412).

ATTACHMENTS:

1. Location maps
2. Site Plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map



Site Plan

