



AGENDA
ZONING BOARD OF ADJUSTMENT MEETING
TUESDAY, FEBRUARY 15, 2022 - 5:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. 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: 976 451 4623
PASSWORD: 764322**

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.

ZONING BOARD OF ADJUSTMENTS TRAINING FROM 5:30 PM TO 6:00 P.M.

ADJOURN TO EXECUTIVE SESSION In accordance with Texas Government Code, Section 551.001, et seq., the Zoning Board of Adjustments will recess into Executive Session (closed meeting) to discuss the following: § 551.071: Consultation with an Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: variances and ordinance provisions.

RETURN FROM EXECUTIVE SESSION. ZONING BOARD OF ADJUSTMENTS REGULAR MEETING STARTS AT 6:00 P.M.

PLEDGE OF ALLEGIANCE US FLAG AND TEXAS FLAG "HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

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 BOA 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 BOA as a whole. When addressing the BOA, please step forward to the speaker's podium, state your name and address, and direct your comments to the BOA Chairman.

PUBLIC HEARING

1. Conduct a public hearing and consider and take action on a request from Mike Medley, representing Gary Dipprey, for a variance to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.1 regarding lot square footage, Section 17.4.A.2 regarding lot width, Section 17.4.A.3 regarding lot depth, and Section 17.4.B.3 regarding rear yard setback. The

applicant is requesting the above listed variances to allow a house to be built on the lot. The property is zoned Single Family Residential – 6 (SF-6). The subject property is located at 202 Wykagyl Street (PID 27892), being a portion of Block 8 of the Johnson Addition. (Case No. V-01-22)

- a. Open Public Hearing (Chairman states time)
 - b. Close Public Hearing (Chairman states time)
 - c. Board Discussion
 - d. Determine Hardship
 - e. Take action on request
2. Conduct a public hearing and consider and take action on a request from Gerson Andrade, for a variance to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.2 regarding lot width. The owner is requesting a variance to allow a house to be built on the lot. The property is zoned Single Family Residential – 6 (SF-6). The subject property is located at in the 1500 block of Park Street (PID 20939), being Lot 7 and 8, Block 18 of the Cottage Heights Addition. (Case No.V-02-22)
 - a. Open Public Hearing (Chairman states time)
 - b. Close Public Hearing (Chairman states time)
 - c. Board Discussion
 - d. Determine Hardship
 - e. Take action on request
3. Conduct a public hearing and consider and take action on a request from Ruben Pacheco, for a variance to Chapter 118, "Zoning" of the Code of Ordinances, specifically Section 17.4.A.2 regarding lot width. The owner is requesting a variance to allow a house to be built on the lot. The property is zoned Single Family Residential – 6 (SF-6). The subject property is located at 1711 Marshall Street (PID 20992), being Lot 15 and 16, Block 22 of the Cottage Heights Addition. (Case No.V-03-22)
 - a. Open Public Hearing (Chairman states time)
 - b. Close Public Hearing (Chairman states time)
 - c. Board Discussion
 - d. Determine Hardship
 - e. Take action on request

CONSENT AGENDA

4. Consider and act upon approval of the Zoning Board of Adjustment minutes from the December 9, 2021 Regular Meeting.

ADJOURNMENT

I, JOY HENDERSON, PLANNING TECHNICIAN, 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 4:30 P.M. ON FRIDAY, FEBRUARY 11, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



Joy Henderson
Planning Technician

THE ZONING BOARD OF ADJUSTMENTS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE BOARDMEMBERS 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: 976 451 4623 PASSWORD: 764322**

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.