



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 1, 2022 - 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 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 January 4, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request by Wade Hebb of H.B. Builders, LLC for a Zone Change Application requesting to rezone approximately 2.05 acres from Agricultural/Open Space District (A/O) to Residential Townhouse District "TH" for development of five (5) two-family duplex units. The property, located within the D. Falcon Survey, Abstract No. 151, is addressed as 4901 Lions Den Trail. (Z-02-22)

DISCUSSION/ACTION ITEMS

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

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 DAY, MONTH DD, YYYY AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



ANDREW BOGDA
PLANNING MANAGER

****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.



**MINUTES OF THE
PLANNING AND ZONING
COMMISSION MEETING
TUESDAY, JANUARY 4, 2022 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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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 6:02 p.m. Tuesday, December 7, 2021. Commissioners present were Chairman Patrick Cardoza, Vice-Chairman Richard Dunn, Commissioner Burton Brown, and Commissioner Porfilo Lopez. Assistant City Manager Mike Holder, Planning Technician Joy Henderson, and Assistant Myra Manriquez were present. Darril Deaton arrived at 6:03 pm.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

1. Introduction to Helen-Eve Beadle, AICP of HE Planning-Design, LLC.
Mr. Holder presents the Commissioners to Helen-Eve Beadle.
2. Marcy Ratcliff's retirement party will be held at the Civic Center on Monday, January 24, 2022, from 2:00 pm until 4:00 pm.

Mr. Holder informs all members about Marcy's Retirement Party.

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."

3. Consider and make a recommendation to City Council on the **Final Plat of Lot 5, Block E,**

Kings Fort Kaufman, being a tract of land containing 2.054-acres (PID 215291), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. The property will be addressed as 750 East Highway 175. The property is zoned Planned Development - 15 for Highway Commercial (PD-15-HC). A subdivision of one commercial lot is proposed. (Case FP-01-22)

4. Consider and take appropriate action on the minutes of the December 7, 2021 Planning and Zoning Commission meeting.
5. Consider and take appropriate action on the minutes of December 20, 2021 for the Joint Workshop with Planning and Zoning Commissioners and City Council regarding the new proposed Subdivision Regulations.

END OF CONSENT AGENDA

Vice-Chairman Dunn made a motion to approve consent agenda items as presented. The motion was seconded by Commissioner Porfirio Lopez. The motion passed 5/0.

PUBLIC HEARING

6. Conduct a public hearing and make a recommendation to City Council for a request by Vincent Whitehead for a Specific Use Permit (SUP-50) for light equipment sales or rental with outdoor display to be located in the front yard of property zoned Commercial (C). The property is approximately 5.792 acres of land, located at 3440 East Highway 175 (PID 378), situated in the C. Askins Survey, City of Kaufman, Kaufman County, Texas. (Case Z-01-22)

The public hearing was opened at 6:11 p.m.

Mrs. Henderson presents the Commissioners with a presentation.

Vince Whitehead, 705 S. Main St., Kemp, TX, speaks to the board on his lot and what he intends to do.

Commissioner Dunn asked questions about the restricting on the property and who enforces the restrictions. Mrs. Henderson responds that it will fall under code enforcement to make sure it gets done.

The public hearing was closed at 6:16 p.m.

Vice-Chairman Dunn made a motion to approve a Specific Use Permit (SUP-50) for light equipment sales or rental with outdoor display to be located in the front yard of property located at 3440 East Highway 175 with the following conditions:

1. Limit the outside storage area to a 60' x 30' fenced area
2. Within 5 years of the approval date of SUP-50, the property owner will install concrete pavement in the TxDOT right of way.
3. Within 8 years of the approval date of SUP-50, the property owner will install 206' of concrete pavement for the driveway.
4. If the property is sold, these requirements will be passed to the new property owners.

The motion was seconded by Commissioner Saldana. The motion passed 5/0.

DISCUSSION/ACTION ITEMS

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ADJOURNMENT

Commissioner Saldana made a motion to adjourn. The motion was seconded by Commissioner Lopez. The motion passed 5/0. Chairman Cardoza adjourned the meeting at 6:18pm.

PATRICK CARDOZA
CHAIRMAN

ATTEST:

MYRA MANRIQUEZ
ASSISTANT PLANNING TECHNICIAN



Planning and Zoning Commission Report

Meeting Date: March 1, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request by Wade Hebb of H.B. Builders, LLC for a Zone Change Application requesting to rezone approximately 2.05 acres from Agricultural/Open Space District (A/O) to Residential Townhouse District "TH" for development of five (5) two-family duplex units. The property, located within the D. Falcon Survey, Abstract No. 151, is addressed as 4901 Lions Den Trail. (Z-02-22)

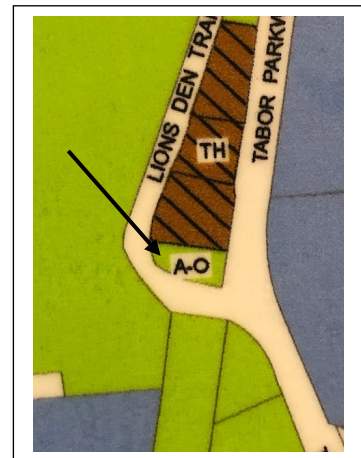
BACKGROUND/SUMMARY:

Mr. Wade Hebb purchased the property, located at 4901 Lions Den Trail (formerly CR 151), for the purpose of developing five duplex lots for a total of 10 units. Each unit will have two or three bedrooms. The property is vacant and has never been developed. The subject property has been zoned Agricultural/Open Space District (A/O) since annexation in 1999.

There is an existing cell tower adjacent to the northern property line. The tower property is not a part of this request.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	TH	Town Home
South:	A/O	Single family residence and vacant
East:	PD-7	Vacant (future single family)
West:	A/O	KISD High School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Multi Family High Density. The proposed zoning request for Townhouse District for development of five duplex units complies with the 2014 Future Land Use Plan because Multi Family High Density allows multifamily low density duplex development.

Thoroughfare Plan:

The Thoroughfare Plan designates Tabor Parkway as a “Type B”, Minor Arterial, requiring a future right-of-way width of 100 feet. Tabor Parkway is part of the realignment of CR 151 / Old Kemp Highway, which was completed in 2018. Lions Den Trail is not a designated thoroughfare.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 8 property owners within 300 feet of 4901 Lions Den Trail. 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 follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 8

If 20% of the area within 200 feet of the request objects 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-02-22 to rezone 2.05 acres from Agricultural/Open Space to Residential Townhouse District “TH” for development of five (5) two-family duplex units.

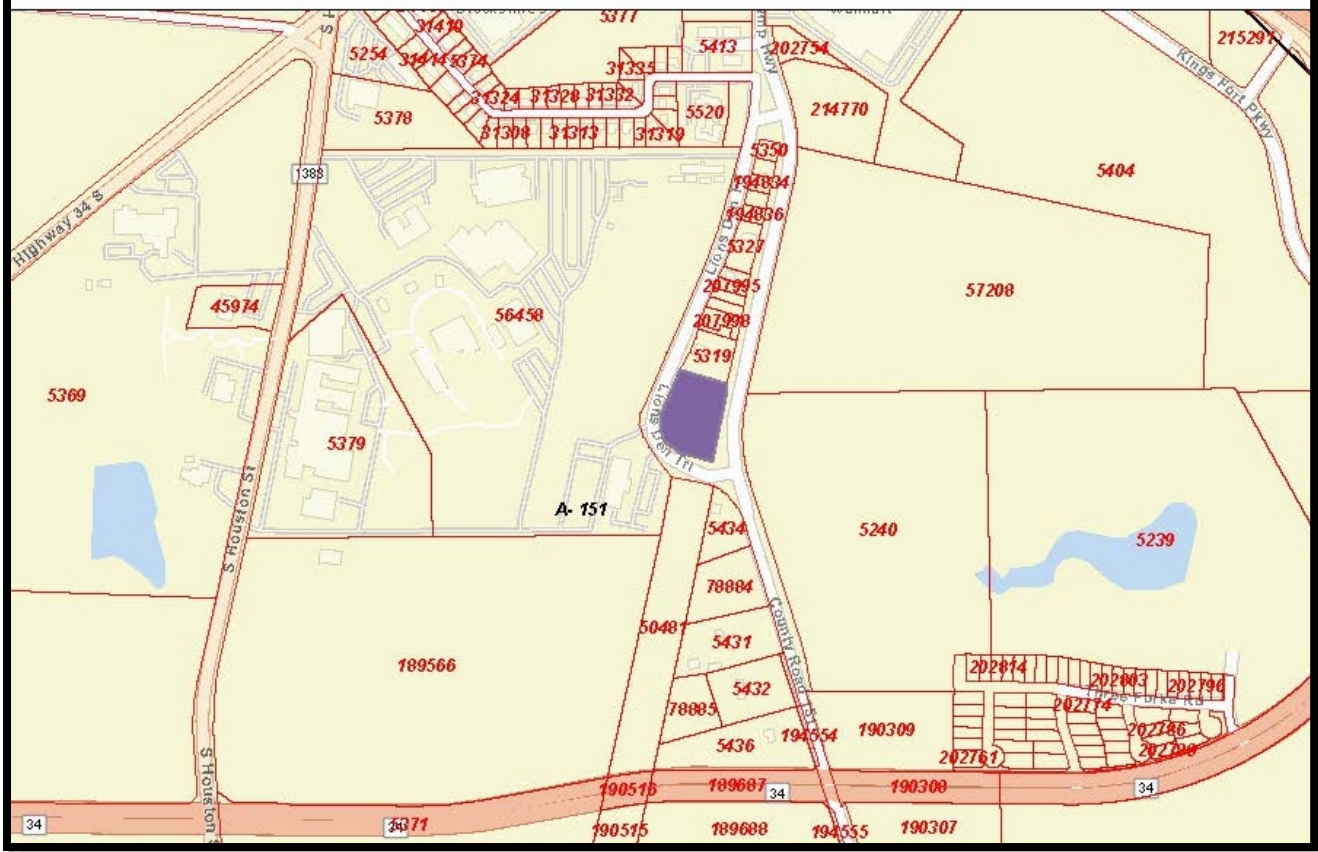
ATTACHMENTS:

1. Location Map
2. Proposed Conceptual Layout

Andrew Bogda
Planning Manager
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

Wade Hebb Rezoning



Proposed Conceptual Layout

