



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 4, 2022 - 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.**

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 September 6, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on the **Final Plat of Belmont** to create 5 lots for the development of 10 duplex units on 2.055 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at the northwest corner of

Tabor Parkway and Lions Den Trail (Property ID 5321). The property is zoned TH Townhouse Residential District. (Case No. FP-09-22)

3. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Five Points**, which will create 134 single-family residential lots, 93 townhome residential lots, 3 multi-family residential lots, 2 commercial lots, open space lots, and right-of-way on 99.520 acres out of the T. Jefferson Survey, Abstract No. 255 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54860 & 54862). The property is zoned PD-22 Planned Development-22. (Case No. PP-04-22)
4. Consider and make a recommendation to City Council on the **Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C**, being a partial tract of land containing 4.18 acres (Property ID 5404), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-15 ("PD-15") and is generally located on Kings Fort Parkway, south of Meara Drive. The preliminary plat is for 3 commercial lots. (Case No. PP-05-22)
5. Consider and make a recommendation to City Council on the **Site Plan for two hotels and one restaurant**, situated on 4.18 acres out of D. Falcon Survey, Abstract No. 407, City of Kaufman, said property being located on the southwest side of Kings Fort Parkway at Meara Drive (Property ID 5404). The property is zoned PD-15-C Planned Development-15-Commercial. (Case No. SP-04-22)
6. Consider and make a recommendation to City Council on the **Site Plan of J.R. Phillips Elementary School**, situated on 85.213 acres out of the W.M. Peters Survey, Abstract No. 407, City of Kaufman, said property being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District. (Case No. SP-01-22)

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, ANDREW BOGDA, 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 30, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

A handwritten signature in black ink, appearing to read 'Andrew Bogda', is written over a horizontal line.

ANDREW BOGDA
PLANNING MANAGER

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.