



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 3, 2020 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

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

1. Consider and take appropriate action on the Minutes of November 5, 2019 Planning and Zoning Commission Meeting.
2. Consider and take appropriate action on the Minutes of December 3, 2019, Planning and Zoning Commission Meeting.

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on a Site Plan from TSKF II Ltd for development of four buildings for retail, restaurant and office development at 101 and 201 Kings Fort Parkway (across the street from Dickey's BBQ). The property is currently platted as Lots 1R-1 and Lot 2R-1, Block B, Kings Fort Addition, Phase 1. The two lot areas combined contain 2.394 acres. The lots are zoned Planned Development -14 for Commercial. (Case No. SP-01-20)

4. Consider and take appropriate action on a site plan from Jorge Diez for redevelopment of 208 S. Washington from a church family life center to a grocery store/restaurant (across the street from City Hall) and 208 S. Jackson for an accessory parking lot. The proposed grocery store/restaurant is platted as Lots 5, 6, 7, and 8, Block 22, Kaufman Original Addition. The parking lot is platted as Lots 6, 7, and 8, Block 21, Kaufman Original Addition. The properties are zoned Washington Street Corridor (WSC). (Case No. SP-02-20)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

5. Receive an update and discussion regarding the following:
 - A. Report on upcoming Planning and Zoning Commission cases
 - B. Census Day, April 1, 2020
 - C. Neighborhood Enhancement Action Team (NEAT) Cleanup - April 18 - Cottage Heights Neighborhood

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, FEBRUARY 28, 2020 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.



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 5, 2019 - 6:00 P.M.
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS

CHAIRMAN	BURTON BROWN	
VICE-CHAIRMAN	PATRICK CARDOZA	(Absent)
COMMISSIONER	COLTEN BRANTLEY	(Absent)
COMMISSIONER	RICHARD DUNN	
COMMISSIONER	GLADIS SALDANA	
COMMISSIONER	CURTIS SNOW	
COMMISSIONER	VACANT	

PLEDGE OF ALLEGIANCE

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TEXAS FLAG

“HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE”.

CALL THE MEETING TO ORDER: Chairman calls the meeting or order, states the date and time, states the commissioners present, and declares a quorum present.

Chairman Brown called the meeting to order at 6:00 p.m. Tuesday, November 5, 2019. Commissioners present were Chairman Burton Brown, Commissioner Richard Dunn, Commissioner Gladis Saldana, and Commissioner Curtis Snow. Director of Development Services Marcy Ratcliff was present. Present in the audience were Melinda Polk, Cameron Polk, and Shannon Polk.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

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PUBLIC HEARING ITEM:

1. CONDUCT A PUBLIC HEARING AND MAKE A RECOMMENDATION TO CITY COUNCIL FOR A REQUEST BY THE CITY OF KAUFMAN FOR AN AMENDMENT TO THE CITY OF KAUFMAN'S COMPREHENSIVE ZONING ORDINANCE O-02-07, AS AMENDED, CODIFIED AS CHAPTER 118 OF THE CITY OF KAUFMAN CODE OF ORDINANCES REGARDING REVISIONS TO SECTION 40.8 TEMPORARY USE PERMITS (Z-08-19)

The Public Hearing opened at 6:03 p.m.

Marcy Ratcliff, Director of Development Services stated Cameron Polk, at the September 24, 2019 Planning and Zoning Commission gave a presentation regarding his mobile food units' specialty coffee sales. He requested amendments to the Zoning Ordinance to allow mobile food units the ability to operate at a permanent fixed location year round in the Central Business District (CBD). Mr. Polk's request does not meet the Zoning Ordinance standards for a permanent use/structure including off-street parking and paving, setbacks, and landscaping.

Staff determined the only way to allow his mobile food unit to occupy private property without meeting the zoning standards was to create a new temporary use in the CBD with specific conditions. The Planning and Zoning Commission, at a special meeting on September 24, 2019, authorized Staff to set a public hearing to consider amending Section 40.8 Temporary Use Permits allowing special food and drink sales in the Central Business District.

The following are boundaries of the Central Business District (CBD): The center of the district is the Kaufman County Courthouse and extends one block from the Court House in all four directions. The majority of the CBD is bounded by properties zoned Commercial (C). The Washington Street Corridor (WSC), located south of Cherry Street and mostly one block off either side of S. Washington. At the northeast corner of the Central Business District there is a one block area zoned Single Family Residential – (SF-6).

Temporary uses are short term or seasonal uses that would not be appropriate on a permanent bases. Temporary uses are approved by the Development Services Department after consideration of the review criteria in Section 40.8.D and E. The review criteria applicable to all temporary uses includes reviewing the land use compatibility, compliance with other regulations, ensuring the site will be restored to its previous condition, the hours of operation and duration, the traffic circulation, off-street parking, determination of public conveniences and litter control, compatibility of the appearance and nuisances with surrounding land uses in the area.

Staff drafted language for a new temporary use special food and drink sales, allowed only within the Central Business District (CBD), lasting up to a maximum of six (6) months, with the possibility of one (1) six (6) month extension. Special food and drink sales can be approved if the eleven (11) specific conditions are met, along with the review criteria in Section 40.8.D and E. Listed below are the eleven (11) specific conditions related solely to special food and drink sales.

1. Each mobile food unit, trailer or push cart must have a written letter of permission from the owner of the property upon which the sales are to take place to operate from that location.
2. Such sales shall be located on private property.
3. All mobile food units, trailers or push carts selling food products must first obtain a health permit from the City prior to receiving a Temporary Use Permit.
4. No mobile food units, trailers or push carts shall be located in the sight visibility triangle.
5. No mobile food units, trailers or push carts shall have flashing, strobing or blinking lights.
6. No mobile food units, trailers or push carts shall operate during an approved event without first obtaining written permission from the City of Kaufman.
7. No mobile food units, trailers or push carts shall be equipped with any sound amplification device that, when operated, violates Section 42-1 or Section 102-5 of the City of Kaufman Code of Ordinances.
8. Mobile food units and any towing vehicle are allowed to park on an unimproved surface (i.e. grass). Any disconnected towing vehicles associated with the mobile food unit and employee vehicles shall park only on an approved paved surface. No customer vehicles are allowed to drive or park on an unimproved surface
9. Garbage storage containers shall be maintained for each mobile food unit, trailer or push cart in a number sufficient to contain all trash and garbage generated by the vendor. All garbage storage containers shall be removed from the site daily.
10. Such sales shall not be located within one hundred (100) feet of an existing fixed business that sells, distributes, or offers for sale goods or services similar to those to be sold, distributed, or offered for sale by each permittee.
11. Toilet rooms shall be designated and be conveniently located and accessible to employees of the mobile food units, trailers or push carts during all hours of operation. Each mobile food unit, trailer or push cart must have a written letter of permission from the owner of the toilet facilities allowing the shared use of the facilities and state the hours of availability.

The Public Hearing closed at 7:45 p.m.

Commissioner Dunn made a motion to approve the amendment to the City of Kaufman's Comprehensive Zoning Ordinance O-02-07, Section 40.8 Temporary Use Permits. The motion was seconded by Commissioner Snow. Chairman Brown called for a vote with all voting AYE. The motion carried by a vote of 4-0.

PLANNING AND ZONING COMMISSION MINUTES:

2. CONSIDER AND TAKE APPROPRIATE ACTION ON THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES FOR OCTOBER 1, 2019.

Commissioner Dunn made a motion to approve the Planning and Zoning Commission minutes for the October 1, 2019 meeting. The motion was seconded by Commissioner Snow. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 4-0.

ANNOUNCEMENTS FROM CITY STAFF:

- A. REMINDER OF THE VOLUNTEER BANQUET WHICH WILL BE HELD ON NOVEMBER 7, 2019 AT 6:00 PM AT THE KAUFMAN COMMUNITY CENTER LOCATED AT 607 EAST FAIR STREET.
- B. DEVELOPMENT SERVICES ANNOUNCEMENTS AND REPORTS
- REPORT ON UPCOMING PLANNING AND ZONING COMMISSION CASES
 - I. Farm Village, Phase 1
 - II. Future Land Use Plan for 711 East 1st North Street
 - III. Rezoning for 711 East 1st North Street
 - IV. Preliminary Plat for Sterling Addition
 - V. Final Plat for Sterling Addition
- C. REQUEST AND/OR COMMENTS FROM PLANNING AND ZONING COMMISSIONERS
- UPDATE ON NEW BUILDING PROGRESS
 - I. There are no current updates on new buildings.

ADJOURNMENT

Commissioner Dunn made a motion to adjourn at 7:59 p.m., seconded by Commissioner Snow. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 4-0.

BURTON BROWN
CHAIRMAN

ATTEST:

**JOY HENDERSON
PLANNING TECHNICIAN**



**MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 3, 2019 - 6:00 P.M.
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS**

CHAIRMAN	BURTON BROWN	
VICE-CHAIRMAN	PATRICK CARDOZA	
COMMISSIONER	COLTEN BRANTLEY	(Absent)
COMMISSIONER	RICHARD DUNN	
COMMISSIONER	GLADIS SALDANA	
COMMISSIONER	CURTIS SNOW	
COMMISSIONER	VACANT	

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CALL THE MEETING TO ORDER: CHAIRMAN CALLS THE MEETING OR ORDER, STATES THE DATE AND TIME, STATES THE COMMISSIONERS PRESENT, AND DECLARES A QUORUM PRESENT.

Chairman Brown called the meeting to order at 6:03 p.m. Tuesday, December 3, 2019. Commissioners present were Chairman Burton Brown, Vice-Chairman Cardoza, Commissioner Richard Dunn, Commissioner Gladis Saldana, and Commissioner Curtis Snow. Director of Development Services Marcy Ratcliff and Planning Technician Joy Henderson were present. Present in the audience were Phil Paramore, Steve Paramore, Mary Paramore, Buck Marshall, William Johnson, Summer Harrison, Mr. & Mrs. Matthew Shelton, Ann McKinnon, Helen Peteet, Loyce Nix, Bob Laird, LaDonna Laird, Sonia Prakash, Elaurhur Prakash, Abisulk Prakash, and Ann McKinnin.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

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Commissioners, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and Commissioners.

PUBLIC HEARING ITEM:

1. CONDUCT 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 REALIGNING 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.
 11. 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.**

**ILL. 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

The Public Hearing opened at 6:06 p.m.

Marcy Ratcliff, Director of Development Services stated the original developer Charles Paramore passed away and the majority of Farm Village Addition is now owned by his wife Mary Paramore. Mrs. Paramore's sons are acting as her agent and the executor of the estate. They along with the owner of Lot 9, Cornerstone Lodge are requesting to replat the subdivision to create three more lots, propose to change the alignment of Farm Village Road, add Victory Lane and dedicate the streets as right-of-way. Previously all the streets were dedicated as private streets. Since 2003 no infrastructure (paved streets, stormwater collection/conveyance system, street lights, and street signs) has been added to the subdivision. Lots 10 and 11 are located north of the new alignment of Farm Village

Road. Lot 12 was lot 9 in the 1995 final plat, but was unlabeled as a lot in the 2003 replat.

The applicants are requesting variances to the subdivision design standards again because of the street realignment. No engineering design plans were submitted with the replat application, so the variances listed below are based on the plat itself, the Subdivision Ordinance and the variances requested previously in 2003. The applicants do not want to become developers (installers of infrastructure). The purpose of the replat is to create lots 10 and 11 for the purpose of selling off portions of the subdivision with no infrastructure improvements.

In 1995 - Farm Village Addition, Phase 1 had an approved preliminary plat, land study and final plat. The approved land study was a concept for a conference and retreat center that had an early 1900's farm village appearance. The subdivision was to consist of two types of development, a village concept called Farm Village and residential concept called Village Glen, which would exemplify a theme of single family houses designed in the 1890-1920 period. That concept meant no sidewalks or drainage facilities to keep the nostalgic appearance. There are existing Gastonia-Scurry Special Utility District water lines and ATMOS gas lines that were installed at that time. There was not a file on the 1995 plat. There is no mention of variances to the Subdivision Ordinance's design standards. The plat created nine lots. (See page 5 for copy of original plat)

1999 – City adopted the current Subdivision Ordinance.

2003 – Farm Village Addition, Phase 1 was requested to be replatted (see page 10 for copy of replat with colors summarizing the changes). Lot 1 was changed to lot 2 (colored yellow). Farm Village Road was extended back between a new lot 1 (colored blue) and lot 2 (colored yellow) to a new lot 9 (colored purple) with a temporary cul-de-sac. Another temporary cul-de-sac was added at the end Village Glen Road between lots 5 and 6. The old lot 9 was relabeled as Agricultural Open with no specific lot number (colored green). The replat created 2 new lots (lots 1 and 9) and created an agriculture open area now not designated as a lot (formerly lot 9).

Engineering development plans were submitted. The plans included paving plans for Farm Village Road and Village Glen Road, a drainage plan and a water line extension to the new lot 9, drainage area map, and storm water pollution plan. Variances to the subdivision design standards were requested. Below is a brief summary of the variances approved by City Council on February 10, 2003.

2003 Subdivision Design Variances Approved

1. A 60 foot wide street (size of a minor collector) to be a private street. The subdivision ordinance requires streets wider than 50 feet be dedicated as public streets. (Street Design Standards - **Section 3.1.c.10.b**)
2. If I understand, in 2003 escrow fees were required for the future widening of SH 34 and sidewalks. The applicant did not want to pay for that 147.58 foot wide portion in front of the water tower parcel because it was to be conveyed to Gastonia-Scurry Special Utility District for a future water tower. (**Street Design Standards – Section 3.1.d**)
3. The length of the cul-de-sac for Farm Village Road and Village Glen Road were longer than the 600 foot maximum allowable length. There is not a statement on the plat stating how long each of the cul-de-sac streets were but they both exceeded the maximum 600 foot length. (**Street Design Standards – Section 3.1.p**)
4. All subdivisions shall have at least two points of access from improved public roadways. One paved point of access was to be provided to the subdivision from Farm Village Road and a temporary 24 foot wide gravel access road would be provided until phase 2 was developed. (**Street Design Standards – Section 3.1.t**) Farm Village Road was never paved. The 2nd temporary entrance point was never put in place.
5. All subdivisions with an average lot size of 20,000 SF shall have a concrete curb and gutter drainage system. (**Stormwater Collection/conveyance Systems – Section 3.10.a System design requirements**) Bar ditches were proposed to collect and convey the stormwater runoff. No bar ditches were ever constructed.
6. 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 developments). (**Sidewalks Section 3.5.a.**) No sidewalks exist within or on the perimeter of the subdivision.

Chairman Brown asked if any other lots have been developed? If you have residents that live there, wouldn't it be important to have streets and drainage to help protect the property? Since there are 3 lots that are currently developed, then our hands are tied as to what we can do.

Commissioner Snow asked what were the variances that were approved in 2003? If the plat was approved today, what would Mr. Paramore have to do tomorrow?

Commissioner Saldana stated the property has not been developed according to the approved plat since 2003. The Planning and Zoning Commissioners are supposed to support the subdivision regulations to

allow for development that will meet the minimum standards and unfortunately the dream the owner had for this property did not materialize. Please keep in mind that the Planning and Zoning Commission is a board that can make recommendations only. It will be up to the City Council to decide if they want to approve the plat with the variances or not.

Steve Paramore stated he has been working on this subdivision with Jon and Don Burt for over a year now. The person who owns lot 1 wants to purchase lot 10. A different person wants to purchase lot 11. Neither one of the purchasers want to purchase the lots with a road or right of way going through the middle of the lots. Corner Stone Church wants access directly to Highway 34. His father's dream was to make this into a retreat for young married couples where they can work on their marriage and their relationship with God. Unfortunately he had to sell some of the property located behind this one to help pay bills. He is just asking for the same variances that was approved in 2003, be approved now so he can sell some of the lots to help care for his mother. The current road is a rock and dirt mixture and it is essentially a driveway for the 3 lots that are developed.

Buck Marshall stated the people that are living in this subdivision is because they want the natural and rural type of environment and not one with streets, gutters and lights. He is interested in lots 2 & 3 so it will not be developed but left natural. The people on lot 1 like hunting and fishing and loves the wide open outdoors. This case is as simple as move the location of a driveway from one spot to another. It shouldn't be complicated. The subdivision is already there and the people that live there don't want it developed.

The Public Hearing closed at 7:20 p.m.

C. CONSIDER AND MAKE A RECOMMENDATION ON SUBDIVISION ORDINANCE VARIANCE REQUESTS.

Commissioner Snow made a motion to deny all of the requested variances listed above. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with Chairman Brown, Commissioner Dunn, Commissioner Saldana, and Commissioner Snow voting AYE, and Vice-Chairman Cardoza voting Nay. The motion carried by a vote of 4-1.

D. CONSIDER AND MAKE A RECOMMENDATION ON THE FARM VILLAGE, PHASE 1 REPLAT REQUEST.

Commissioner Dunn made a motion to deny the request to replat Farm Village, Phase 1. The motion was seconded by Commissioner Snow. Chairman Brown called for a vote with Chairman Brown, Commissioner

Dunn, Commissioner Saldana, and Commissioner Snow voting AYE, and Vice-Chairman Cardoza voting Nay. The motion carried by a vote of 4-1.

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)

The Public Hearing opened at 7:30 p.m.

Marcy Ratcliff, Director of Development Services stated when the Comprehensive Plan was adopted in 1999 the subject property was shown as low density residential and remained that way until the 2008 update. In 2008 the proposed future land use of the 700 block of East 1st North was revised to future commercial land use to reflect the current retail zoning of the property and the Future North SH 34 Bypass(north of Mulberry Street). The thought at that time was the construction of the Future North SH 34 Bypass would change the needs of the neighborhood and allowing limited commercial uses within the neighborhood would be beneficial. Letting a commercial property at the northeast corner of the intersection of East 1st North and the Future SH 34 Bypass North at the time, made sense. Development events have not occurred as initially thought. Even the alignment of Future SH 34 Bypass South changed at Rand Road. The current SH 34 Bypass South heading north of Rand Road now aligns with the intersection of SH 243 (East Mulberry Street) and Terrell Highway (SH 34).

TxDOT held several public meetings throughout Kaufman County in 2018 to collect, document and analyze the public's input on the SH 34 Feasibility Study to determine where and when in the future it would connect from Kaufman to Interstate 20 in Terrell. A final conclusion has not been published to date.

The subject property was zoned Retail in the 1999 City wide rezoning. The property was rezoned from General Industrial to Local Retail between 1992 and 1999. The property is currently used as a single family residence with an art studio. The existing metal building was originally developed as a feed store known as the "old compress".

The subject property has been zoned as some type of retail or general industrial property since 1980, due to the original building's use and its' proximity to the Future State Highway 34 Bypass. For almost 40 years, nothing commercially or industrially has ever redeveloped on the property. There is an opportunity to have

the building improved a residential use and to become an asset to the neighborhood, which is long overdue.

Summer Harrison stated the sale of this property is contingent upon it being rezoned to residential, since the bank will not lend the Sheltons money to purchase the property as it is. They have plans to remodel the exterior and interior living area of the building during the 1st phase of development. During the second phase they will edevelop the rest of the building and property.

Commissioner Snow asked if they were aware that the Highway 34 Bypass could possibly go through their property?

Matthew Shelton stated there is a beautiful view at the back of the property that they would like to make as the focal point for the livingroom by installing large glass windows. He is hoping that TxDOT doesn't decide to use the route through their property, especiall since there is a cemetery located to the rear of the property.

The Public Hearing closed at 7:35 p.m.

Commissioner Dunn made a motion to approve 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 motion was seconded by Vice-Chairman Cardoza. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

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)

The Public Hearing opened at 7:37 p.m.

Marcy Ratcliff, Director of Development Services stated the subject property was zoned Retail in the 1999 City wide rezoning. The property was rezoned from General Industrial to Local Retail between 1992 and 1999. The property is currently used as a single family residence with an art studio. The existing metal building was originally developed as a feed store known as the "old compress". Staff does not know how the building was allowed to be occupied as a residence. The residential use is considered non-conforming with the existing Retail zoning. The applicant desires to complete the exterior restoration/renovation that will maintain the building's historical charm and allow as a matter of right the ability to

occupy the structure as a single family residence. The rezoning would allow building permits to be issued for residential renovations.

The subject property has been zoned as some type of retail or general industrial property since 1980, due to the original building use and its proximity to the Future State Highway 34 Bypass. For almost 40 years, nothing commercially or industrially has ever redeveloped on the property. There is an opportunity to have the building to be improved and to become an asset to the neighborhood, which is long overdue.

The Public Hearing closed at 7:39 p.m.

Commissioner Snow made a motion to approve 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 motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

DISCUSSION:

- 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)**

Marcy Ratcliff, Director of Development Services stated Wade Hebb requested to have Lots 1-5 preliminary platted and are proposed to be developed with five duplexes for a total of 10 dwelling units, similar to the duplexes previously built on property located between Lions Den Trail and Tabor Parkway.. The minimum lot size is 7,000 SF. Lot 5 is significantly larger due to an existing 20 foot access easement to a 20 foot x 25 foot area for a pad site for the switching building for the existing adjacent tower. The access easement area is undevelopable.

Vice-Chairman Cardoza made a motion to approve the Preliminary Plat of Lots 1-5, Block 1, Sterlings Addition, which is a 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The motion was seconded by Commissioner Dunn. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

- 5. CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON THE FINAL PLAT OF LOTS 1-5, BLOCK 1, 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 RESIDENTIAL LOTS IS PROPOSED. (FP-09-19)**

Marcy Ratcliff, Director of Development Services stated Wade Hebb requested to have Lots 1-5 final platted and are proposed to be developed with five duplexes for a total of 10 dwelling units, similar to the duplexes previously built on property located between Lions Den Trail and Tabor Parkway.. The minimum lot size is 7,000 SF. Lot 5 is significantly larger due to an existing 20 foot access easement to a 20 foot x 25 foot area for a pad site for the switching building for the existing adjacent tower. The access easement area is undevelopable.

Vice-Chairman Cardoza made a motion to approve the Final Plat of Lots 1-5, Block 1, Sterlings Addition, which is a 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

ANNOUNCEMENTS FROM CITY STAFF:

6. RECEIVE AN UPDATE AND DISCUSSION REGARDING THE FOLLOWING:

A. REPORT ON UPCOMING PLANNING AND ZONING COMMISSION CASES

- No cases for January 7, 2020, but there should be a case for February 4, 2020.

B. UPDATE ON NEW BUILDING PROGRESS

- Burger King - 700 E. Hwy. 175 - will be opening within the next 2 weeks.
- Schlotzsky's - 380 E. Hwy. 175 - is still working on the shell building and restaurant.
- Georgetown at Kings Fort Addition – 14 building permits have been issued for residential homes
- Plumtree Apartments - 4200 S. Washington – They are supposed to have their permit by December 31, 2019.

ADJOURNMENT

Vice-Chairman Cardoza made a motion to adjourn at 7:59 p.m., seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

BURTON BROWN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN



Planning and Zoning Commission Agenda Item: 1

Meeting Date: March 3, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and take appropriate action on a site plan from TSKF II Ltd for development of four buildings for retail, restaurant and office development at 101 and 201 Kings Fort Parkway (across the street from Dickey's BBQ). The property is currently platted as Lots 1R-1 and Lot 2R-1, Block B, Kings Fort Addition, Phase 1. The two lot areas combined contain 2.394 acres. The lots are zoned Planned Development -14 for Commercial. (Case No. SP-01-20)

BACKGROUND/SUMMARY:

TSKF II, Ltd. the owner of the Lots 1R-1 and 2R-1, Block B, Kings Fort Addition, Phase 1 is proposing development of four buildings for retail, restaurant and office spaces. The property is currently undeveloped. A driveway entrance to the two lots was installed during the initial construction of Kings Fort Parkway. This driveway entrance will be removed. A new driveway entrance will be installed approximately 20 feet to the east.

Lot 1R-1 (located at the northeast corner of Tabor Parkway and Kings Fort Parkway)

Building 1 area: 2,800 SF - nail salon

Parking required: 14 spaces Parking provided: 19 spaces

Lot 2R-1 (located at the northwest corner of Walton Drive and Kings Fort Parkway)

Building 2 area: 4,265 SF - restaurant w/drive through and retail uses

Building 3 area: 3,696 SF – medical/emergency care facility

Building 4 area: 4,918 SF – mixed uses

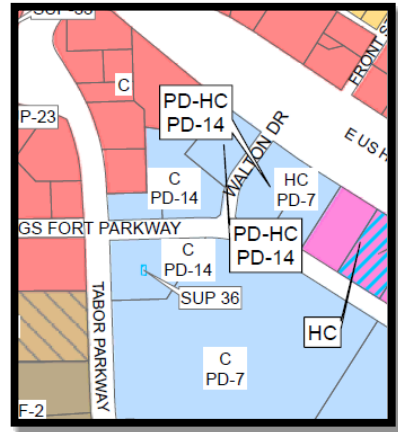
Total area: 12,879 SF

Park required: 65 spaces Parking provided: 110 spaces

The proposed building height is 24 feet high. The exterior elevations of the four buildings match the strip center on the south side of Kings Fort Parkway. Two monument signs are proposed. One sign at the corner of Tabor Parkway and Kings Fort Parkway and the other at Walton Drive and Kings Fort Parkway. No pole signs are proposed at this time. The site is required to provide 15% landscaped area and 28.89% landscaped area is proposed.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	C	Moon's Cafeteria, Kaufman Family Dentistry, Fresenius Kidney Care, Best Western Inn
South:	PD-14 (C)	Dickey's BBQ, Roma's Italian Restaurant, AT&T Store Wal Mart
East:	PD-7 (C) PD -14	Starbucks and Verizon and Whataburger
West:	C	Typografix, mini-storage buildings and unoccupied warehouse building



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The Planned Development-14 and Commercial zoning complies with the 2014 Future Land Use Plan because it allows a variety of neighborhood service, commercial, and office uses.

Thoroughfare Plan:

The necessary right of way for Tabor Parkway, Kings Fort Parkway, Walton Drive and U.S. Highway 175 is already dedicated.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of the Site Plan SP-01-20 for development of four buildings for office retail, restaurant and office uses at 101 and 201 Kings Fort Parkway.

ATTACHMENTS:

1. Location Map
- 2.
3. Aerial Photo

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

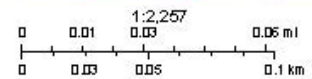
Location Map

SP-01-20 101 & 201 Kings Fort Pkwy



2/25/2020, 4:34:34 PM

Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kaufman County Appraisal District, GIS Consulting - >>> [kadconsulting.com](http://www.kadconsulting.com)

Disclaimer: This product is for informational purposes only and has not been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.





LEGENDS:

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	1/2\"/>
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PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANT.	SIZE
1/2\"/>	1/2\"/>	15	15 DIA.
1/2\"/>	1/2\"/>	27	3 DIA.
1/2\"/>	1/2\"/>	27	3 DIA.
1/2\"/>	1/2\"/>	27	3 DIA.

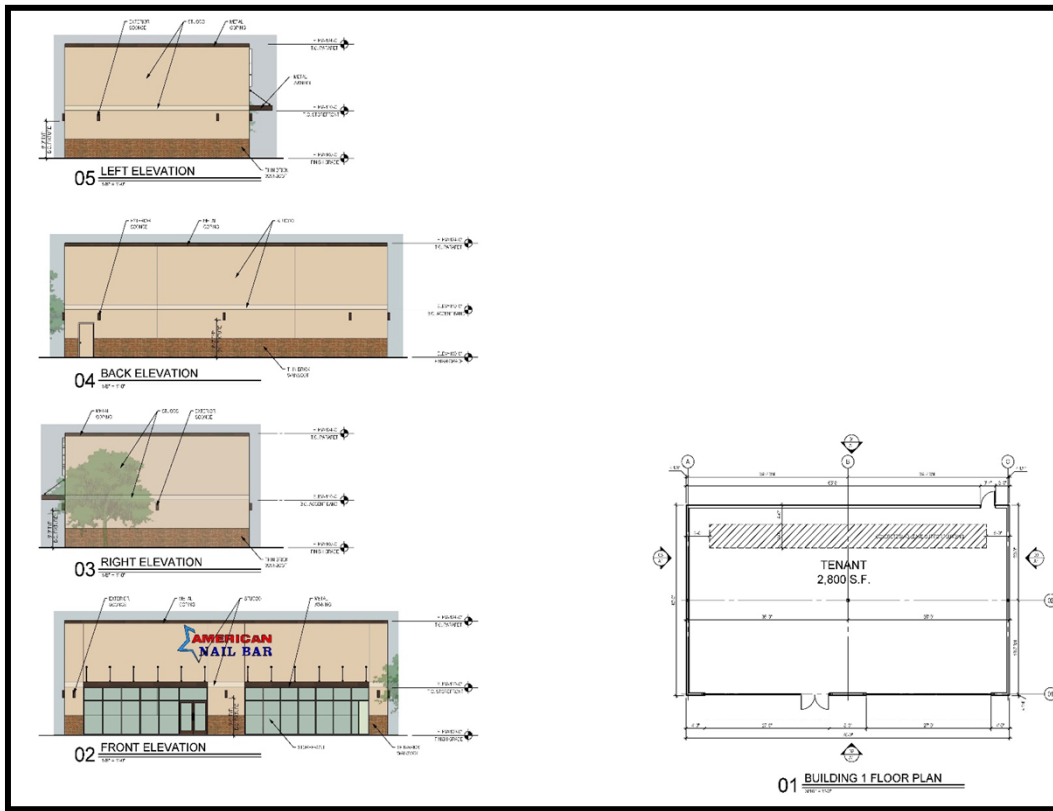
- LANDSCAPE NOTES**
1. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND 2.5' DIA. OR LARGER TREES.
 2. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND 2.5' DIA. OR LARGER TREES.
 3. ALL TREES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
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 18. ALL TREES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
 19. ALL TREES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
 20. ALL TREES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.

NOTE:
ALL RIGHT OF WAY TO BE SUBMITTED

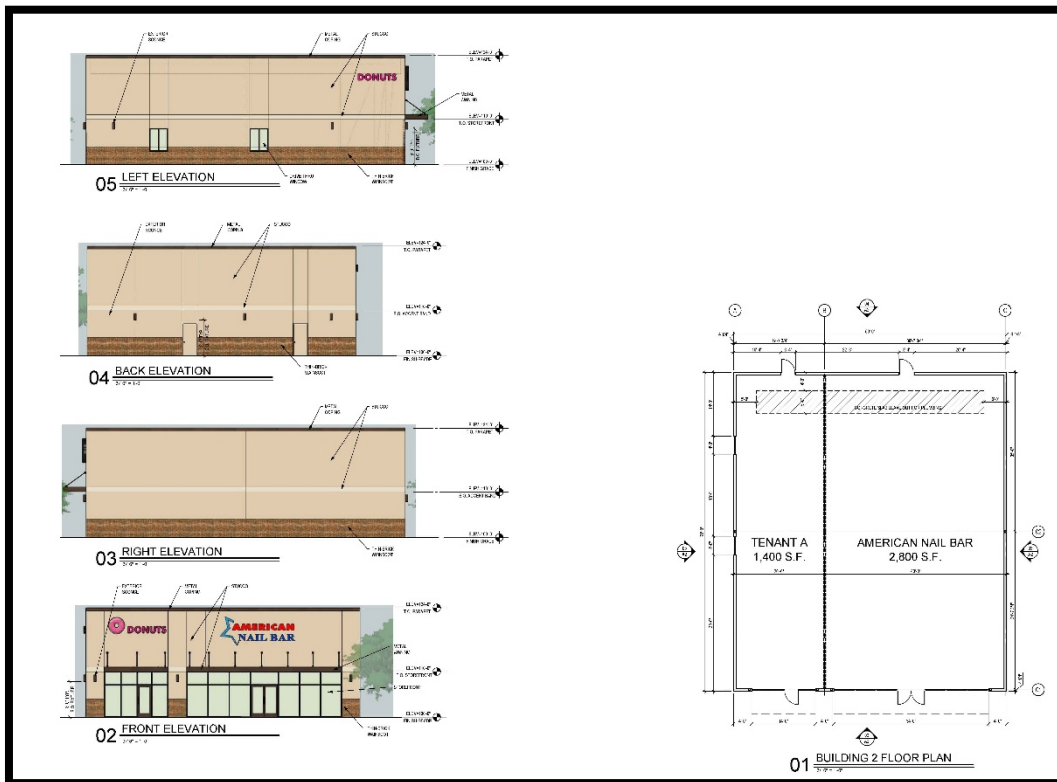
IN NOTE II
ALL CONTRACTORS TO VERIFY
LOCATION OF EXISTING UTILITIES
BEFORE CONSTRUCTION



Building 1



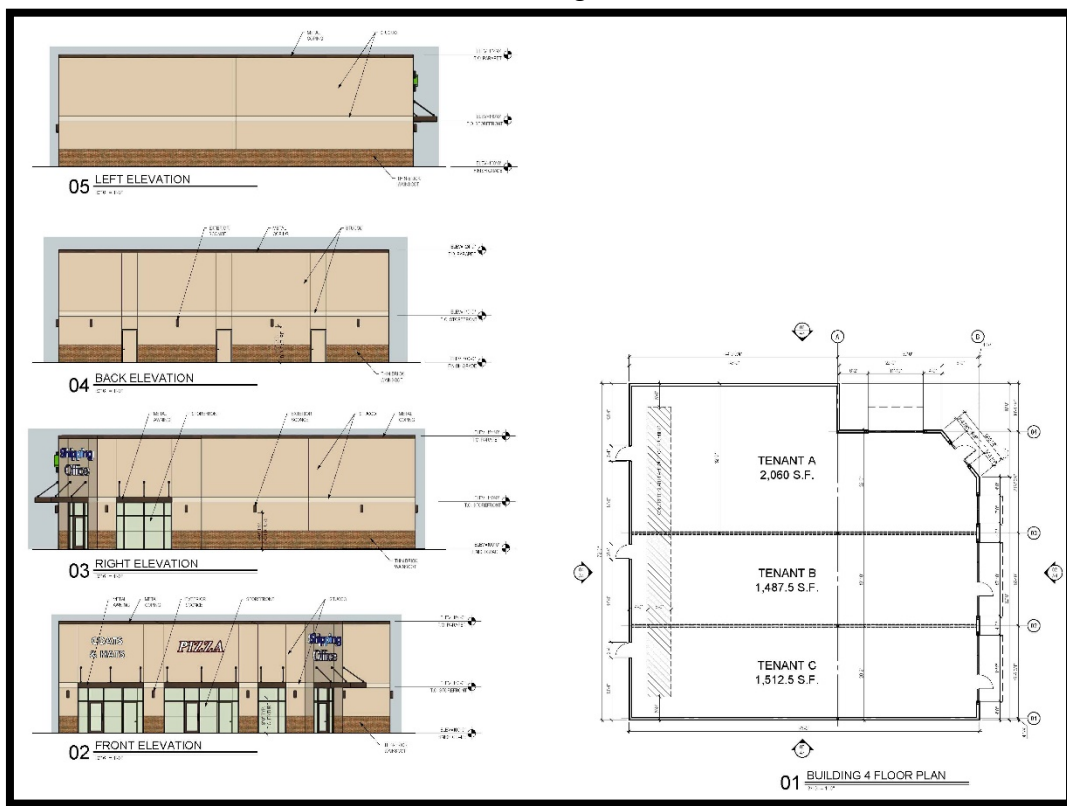
Building 2



Building 3



Building 4



View from Kings Fort Pkwy looking toward Tabor Pkwy



Rear of Buildings 2, 3 and 4



Building 2 & 3 from Kings Fort Pkwy

Buildings 3 and 4 from Walton Drive





Planning and Zoning Commission Agenda Item: 2

Meeting Date: March 3, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and take appropriate action on a site plan from Jorge Diez for redevelopment of 208 S. Washington from a church family life center to a grocery store/restaurant (across the street from City Hall) and 208 S. Jackson for an accessory parking lot. The proposed grocery store/restaurant is platted as Lots 5, 6, 7, and 8, Block 22, Kaufman Original Addition. The parking lot is platted as Lots 6, 7, and 8, Block 21, Kaufman Original Addition. The properties are zoned Washington Street Corridor (WSC). (Case No. SP-02-20)

BACKGROUND/SUMMARY:

The site plan request is for redevelopment of the existing 9,898 SF building at 208 S. Washington (formerly known as the First Baptist Church Family Life Center and Cooley's Supermarket) to a grocery store and restaurant. The site plan request including the development of a paved accessory parking lot at 208 S Jackson.

The grocery store area is approximately 5,896 SF and will require 30 off street parking spaces. The restaurant area is approximately 2,350 SF, with seating for 32 persons and will require 11 off street parking spaces. Currently, the parking lot area facing S. Washington has about 18 spaces, but the driving lane between the spaces is less than the required 24 feet. This parking lot area will be restriped and laid out with 9 off street parking spaces, in accordance with the zoning ordinance.

Currently, the parking area along W. Chestnut, on the south side of the building, there are 12 head-in spaces, partially located in the public right-of-way. These spaces require all vehicle maneuvering to partially be in the public right-of-way, which does not comply with the zoning ordinance. The applicant proposes to add a 10 foot wide sidewalk and add striping for 5 parallel off street parking spaces along W. Chestnut.

The parking area behind the west side of the building and along S. Jackson Street, is being converted from parking spaces to the grocery store's delivery loading/unloading area.

Proposed on the 208 S. Jackson lot (northwest corner of S. Jackson Street and W. Chestnut) will be a paved parking lot for 27 off street parking spaces. The combined parking will provide the required 41 off street parking spaces. The property has been historically used as an unpaved parking lot. Parking lots are typically an accessory use to a principal use on the same lot. In this case, there is no principal use on the property. The existing lot is considered a non-conforming accessory use that satisfies the required parking for 208 S. Washington. The parking

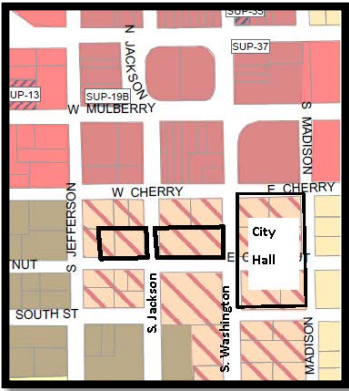
lot is required to be paved, because the use of the building is changing from a family life center to a grocery store/restaurant. A new enclosed trash dumpster will be located on the same site.

The exterior elevation changes are limited to adding parapet walls to the roof line at the S. Washington building entrance and to the W. Chestnut building entrance. All future signage will be in accordance with the Sign Regulations.

The grocery store/restaurant platted as Lots 5, 6, 7, and 8, Block 22, Kaufman Original Addition will be replatted to Lot 5R, Block 22, Kaufman Original Addition to one lot containing approximately 20,000 SF.

The accessory parking lot platted as Lots 6, 7, and 8, Block 21, Kaufman Original Addition will be replatted to Lot 6R, Block 21, Kaufman Original Addition to one lot containing approximately 15,000 SF

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use	
North:	Wash. Street Corridor (WSC)	Dale's Automotive, Masonic Lodge, Kaufman County offices and the Kaufman County parking lot	
South:	WSC	Landmark Church of Christ, Law offices, residence	
East:	WSC	Kaufman City Hall	
West:	WSC	Vacant residential lot	

COMPREHENSIVE PLAN:

Land Use Plan:

The 2009 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Service/Office Use. The existing Washington Street Corridor zoning is in compliance with the 2009 Future Land Use Plan because it allows a variety of neighborhood service, commercial and office uses. Special Use Permits are allowed if approved by City Council.

Thoroughfare Plan:

The Thoroughfare Plan designates South Washington Street/State Highway 34 South as a "Type B", Minor Arterial Thoroughfare, requiring a future right-of-way width of 100 feet. The existing right-of-way width is approximately 60 feet. Typically "Type B" minor arterials are a four lane divided thoroughfare with two 33-foot wide pavement sections (four 16.5 foot wide lanes) and a

14-foot painted median divider that can serve as a dual (flush) left turn lane. No new driveway entrances are proposed.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of the Site Plan SP-02-20 for a grocery store/restaurant and parking lot located at 208 S. Washington and 208 S. Jackson.

ATTACHMENTS:

1. Location Map
2. Letter from Applicant
3. Proposed site plan

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

Location Map

SP-02-20 208 S. Washington & S. Jackson





Wednesday, February 5, 2020

La Vaquera
(Remodeling and Parking lot project)
208 S Washington St
Kaufman, Texas

The Land Lord and owner, Mr. Robert Ibarra is in the business of running supermarkets in the Dallas and Fort Worth Metroplex area for over 20 years. The Ibarra family is committed to the enhancement, improvement and wellbeing of the local community as they have done in Garland and Ennis currently. La Vaquera is a privately own company focus and targeting the local grocery convenience market and specialty Hispanic food customers. La Vaquera, local supermarket will open 7 days a week from 7:00 AM till 9:00 PM. The supermarket will have a bakery, a meat market, a fresh produce section and a taqueria, restaurant inside of its premises. All these stores inside the supermarket will follow the same schedule as the supermarket. La Vaquera is planning to hire from 12 to 15 employees who will work there. The normal operations deliveries will occur during the day yet understanding the nature of a supermarket must fulfill depending on the demand therefore exception to a morning deli very constantly happens to meet customers' demands.

The existing building in Lot 6R, block 21 will get a full refacing as well as a total interior remodel as well in order to bring it to a grocery store standard. Also, the adjacent lot 5R, Block 22 which today is a dirt field will also get a full remodel. We ask for any and all assistance from the city supporting this long-term investment as it will benefit all Kaufman residences.

Please do not hesitate to contact us at your convenience

Most Sincerely,

Robert Ibarra

Wednesday, February 5, 2020

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