



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2023 AT 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 August 1, 2023 Planning and Zoning Commission meeting.
2. Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1B, Block B, Lot 1**, being a tract of land containing 8.403 acres, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 54862). The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for 1 multi-family residential lot. (Case No. FP-12-23)

END OF CONSENT AGENDA

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council for a request for a **Replat of Lot 8, Block A, of La Vega Ranch** to subdivide the lot to create Lots 8-R1 and 8-R2 on approximately 9.676 acres out of the T. Lowery Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, TX (Property ID 208803). The replat is for 2 residential lots. (Case No. FRP-03-23)
4. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. (Case No. Z-07-23)
5. Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from PD Planned Development District-1 to **PD Planned Development District-25** for retail, restaurant, office, commercial, and multi-family residential uses on approximately 7.781 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the southwest corner of S. Washington St. and S. Houston St. (Property ID 219551) (Case No: Z-08-23)

DISCUSSION/ACTION ITEMS

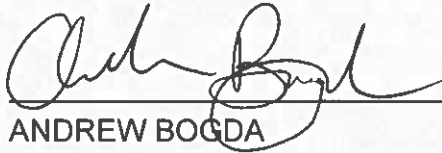
6. Consider and make a recommendation to City Council on the **Site Plan of Childcare Facility**, situated on 0.452 acres out of the Kaufman Revised Plat, Block 386, Lot 1R, City of Kaufman, Kaufman County, Texas, said property is located at **250 N. Shannon St.** (Property ID 28829). The property is zoned Commercial (C) for a childcare facility. (Case No. SP-08-23)

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 7:00 P.M. ON FRIDAY, SEPTEMBER 1, 2023 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
DIRECTOR 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.



MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 1, 2023 - 6:00 p.m.
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

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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 Richard Dunn called the meeting to order at 6:01 p.m. on Tuesday, August 1, 2023. Commissioners present were Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Dennis Berry, Commissioner Porfilo Lopez, and Commissioner Kathleen Sisson. City of Kaufman staff present included Director of Development Services Andrew Bogda, Customer Service Clerk Kari Fuller, and Director of Economic Development Stewart McGregor. Present in the audience were: J. Jones, C. Burnes, Dan & Carrol Uecker, Candace Combs, Chris Elrod, Johnny McFarlin, Frank Su, Chris Higgs, Chris Valek, Stacie & Steve Warren, William Walker, Doug Page and Roger Blair.

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 May 2, 2023 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Vice-Chairman Brown made a motion to approve the consent agenda with revisions for item 1. The motion was seconded by Commissioner Lopez, with the members voting 5-0. The motion passed.

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council on a request by Jose Sanchez for a **Specific Use Permit (SUP-53)** on approximately 1.162 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Commercial (C). The property is generally located at 1917 S. Washington Street (Parcel ID 191050) on Lot 1 of Block 1 of Kaufman Retail Partners Center, City of Kaufman, Kaufman County, TX. (Case No. Z-04-23)

The Public Hearing opened at 6:07 p.m.

Director of Development Services Andrew Bogda presented a report on Specific Use Permit (SUP-53) for the sale of alcoholic beverages in conjunction with a restaurant. Details of the case can be found in report Z-04-23 dated 08-01-2023.

The Public Hearing closed at 6:10 p.m.

Commissioner Berry made a motion to approve **Specific Use Permit (SUP-53)** for the sale of alcoholic beverages in conjunction with a restaurant on property located at 1917 S. Washington Street with the following conditions:

1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-53 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-53 is first approved by City Council. The current size of the inside and patio floor area of the establishment is 3,357 SF.
5. Not less than fifty percent (50%) of sales shall be from food.

The motion was seconded by Commissioner Lopez, with the members voting 5-0. The motion passed.

3. Conduct a public hearing and make a recommendation to City Council on a request by Chris Elrod, of Superstar Trailer, for a **Specific Use Permit (SUP-54)** on approximately

5.00 acres for portable buildings sales (outdoor display) and light manufacturing and assembly processes on property zoned Commercial (C). The property is generally located at 3458 E. Highway 175 (Parcel ID 375) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, TX. (Case No. Z-05-23)

The Public Hearing opened at 6:13 p.m.

Director of Development Services Andrew Bogda presented a report on Specific Use Permit (SUP-54) for portable buildings sales (outdoor display) and light manufacturing and assembly processes. Details of the case can be found in report Z-05-23 dated 08-01-2023.

The Public Hearing closed at 6:16 p.m.

Commissioner Berry asked about the signage and operating hours.

Chris Elrod responded that the signage will be on the side of the building and the hours of operation will be Monday – Friday, 9am-6pm and Saturday from 9am-3pm.

Commissioner Lopez made a motion to approve **Specific Use Permit (SUP-54)** for portable buildings sales (outdoor display) and light manufacturing and assembly processes on property located at 3458 E. Highway 175 with the following conditions:

1. No building, premise, or land used under an SUP may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended SUP is granted for such enlargement, modification, structural alteration, or change.
2. Tract 2 is not included in this SUP and can't be utilized.
3. All parking of vehicles and trailers is to be on concrete.

The motion was seconded by Commissioner Sisson. with the members voting 5-0. The motion passed.

4. Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from A-O Agriculture/Open District and SF-10 Single-Family Residential District to **PD Planned Development District-24** for a church and associated uses (including household care home uses) on approximately 10.282 acres out of the C.A. Lovejoy Survey, Abstract No. 303, located at 27 Oak Creek Dr. (Property ID 9366 & 9380) (Case No: Z-06-23)

The Public Hearing opened at 6:20 p.m.

Director of Development Services Andrew Bogda presented a report on a PD Planned Development District-24. Details of the case can be found in report Z-06-23 dated 08-01-2023.

The Public Hearing closed at 6:28 p.m.

Commissioner Berry asked how many units will be built.

Johhny McFarlin responded that there will be 2-3 apartments that will be used for temporary housing and not rented to the public.

Commissioner Lopez made a motion to approve the change of zoning from A-O Agriculture/Open District and SF-10 Single-Family Residential District to **PD Planned Development District-24** for a church and associated uses (including household care home uses) on property located at 27 Oak Creek Dr. The motion was seconded by Commissioner Sisson with the members voting 5-0. The motion passed.

DISCUSSION/ACTION ITEMS

5. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Highland Meadows**, which will create 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2268, 2269, 2270, 2278, and 11497). (Case No. PP-04-23)

Director of Development Services Andrew Bogda presented a report on a Land Study and Preliminary Plat of Highland Meadows. Details of the case can be found in report PP-04-23 dated 08-01-2023.

Vice-Chairman Brown questioned left hand turns being made from the neighborhood onto Highway 243 (E Mulberry St).

William Walker stated he would verify this information and that if warranted there would be a traffic light on street A by 2025.

Commissioner Lopez made a motion to approve the **Land Study and Preliminary Plat of Highland Meadows** on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407. The motion was seconded by Commissioner Berry. with the members voting 5-0. The motion passed.

6. Consider and make a recommendation to City Council on the **Site Plan of Steve's Diesel Addition**, being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. (Case No. SP-05-23)

Director of Development Services Andrew Bogda presented a report on a Site Plan of Steve's Diesel Addition. Details of the case can be found in report SP-05-23 dated 08-01-2023.

Vice-Chairman Brown made a motion to approve the **Site Plan of Steve's Diesel Addition**, located at 3736 East Highway 175 with the following conditions:

1. Adjust the orientation of the front row of parking spaces and associated shrubs to be parallel with the building to provide a larger landscape buffer in which to place the required landscaping, including trees.
2. Re-locate the required trees out of the right-of-way for U.S. 175 to a landscape buffer on the property in front of the parking spaces.

The motion was seconded by Commissioner Berry with the members voting 5-0. The motion passed.

7. Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block 1 of Steve's Diesel Addition**, being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-07-23)

Director of Development Services Andrew Bogda presented a report on the Final Plat of Lot 1, Block 1 of Steve's Diesel Addition. Details of the case can be found in report FP-07-23 dated 08-01-2023.

Commissioner Berry made a motion to approve the **Final Plat of Steve's Diesel Addition**, located at 3736 East Highway 175. The motion was seconded by Commissioner Lopez, with the members voting 5-0. The motion passed.

8. Consider and make a recommendation to City Council on the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2**, being a tract of land containing 4.09 acres (Property ID 49003 & 187999), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 & 3260 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-05-23)

Director of Development Services Andrew Bogda presented a report on a Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2. Details of the case can be found in report PP-05-23 dated 08-01-2023.

Commissioner Lopez made a motion to approve the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2**, located at 3250 East Highway 175. The motion was seconded by Commissioner Berry with the members voting 5-0. The motion passed.

9. Consider and make a recommendation to City Council on the **Site Plan of Rent-A-Center**, situated on 1.08 acres (Property ID 49003) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. (Case No. SP-03-23)

Director of Development Services Andrew Bogda presented a report on Site Plan of Rent-A-Center. Details of the case can be found in report SP-03-23 dated 08-01-2023.

Vice-Chairman Brown asked if they would have access off of Fair Road.

Commissioner Berry made a motion to approve the **Site Plan of Rent-A-Center**, located at 3250 East Highway 175. The motion was seconded by Commissioner Sisson with the members voting 5-0. The motion passed.

10. Consider and make a recommendation to City Council on the **Final Plat of TLH Business Park, Block 1, Lot 1** being a tract of land containing 1.08 acres (Property ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. The final plat is for 1 non-residential lots. (Case No. FP-06-23)

Director of Development Services Andrew Bogda presented a report on the Final Plat of TLH Business Park, Block 1, Lot 1. Details of the case can be found in report FP-06-23 dated 08-01-2023.

Commissioner Lopez made a motion to approve the **Final Plat of TLH Business Park, Block 1, Lot 1**, located at 3250 East Highway 175. The motion was seconded by Commissioner Sisson with the members voting 5-0. The motion passed.

11. Consider and make a recommendation to City Council on the **Site Plan of Jiffy Lube**, situated on 1.214 acres (Property ID 202752) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. (Case No. SP-07-23)

Director of Development Services Andrew Bogda presented a report on the Site Plan of Jiffy Lube. Details of the case can be found in report SP-07-23 dated 08-01-2023.

Chairman Dunn made a motion to approve the **Site Plan of Jiffy Lube**, located at 730 East Highway 175. The motion was seconded by Commissioner Sisson with the members voting 5-0. The motion passed.

12. Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4**, being a tract of land containing 1.214 acres (Property ID 202752), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-10-23)

Director of Development Services Andrew Bogda presented a report on a Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4. Details of the case can be found in report FP-10-23 dated 08-01-2023.

Commissioner Sisson made a motion to approve the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4**, located at 730 East Highway 175. with the following conditions:

1. The recording information for the off-site portions of the access easement and fire lane easement will be added to the plat prior to plat recordation.

The motion was seconded by Commissioner Lopez with the members voting 5-0. The motion passed.

13. Discuss a **text amendment** to the City of Kaufman Comprehensive Zoning Ordinance O-02- 07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to add the use "**Donation Box**" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Donation Box" to Section 33.5 "Definitions"; and adding "Donation Box" specifications to Section 37.5 "Accessory Building and Use Regulations" (Case No. Z-03-23)

Director of Development Services Andrew Bogda presented a report on Donation Boxes. Details of the case can be found in report Z-03-23 dated 08-01-2023.

Chairman Dunn stated it seems like people just drop the boxes off with no regards to the property owners. There needs to be a signed agreement from the owners of the donation boxes and the property owners. There needs to be a yearly registration/permit process. People need a legitimate way to donate usable items, but there are people who will dump their trash at the boxes. The Genesis Center is the only place that takes donations, but they are overwhelmed by the amount of donations. None of the donations are staying in Kaufman County, they are all being shipped to Dallas and other areas.

Vice-Chairman Brown asked if we had a map showing the locations of existing boxes. Will the property owner be liable for the boxes if they sign an agreement? Is there a way we can have the boxes at the convenience station? Will there be fees required?

Commissioner Sisson asked if there is anything that distinguishes between profit and nonprofit businesses?

Commissioner Berry stated that what we have now is boxes that are in poor condition. A box servicer said they pick up the merchandise and take it to Dallas. There are items that are left around the boxes, such as furniture, televisions, etc. We require businesses to install landscaping, sprinklers, and parking lots, yet there are boxes that show up and they are collecting trash, looking in disrepair. Maybe instead of a permit, a Specific Use Permit would be required. We need some place to collect donations, but we already have places for them to take their trash. What will show the Code Enforcement officer that the box has been permitted?

Since this was a discussion item, there were no motions required.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda introduced the City of Kaufman's new Assistant City Manager Rachel Mendoza.

Mr. Bogda also stated that the Subdivision Ordinance is making weekly progress and that when the revisions have been completed, we will hold a joint Planning and Zoning and City Council meeting to go over the new proposed Ordinance.

Next Planning and Zoning Meeting will be on Tuesday September 5th.

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

The motion to adjourn was made by Vice-Chairman Brown and seconded by Commissioner Berry. The motion passed 5-0. The meeting adjourned at 7:55 pm.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

KARI FULLER
CUSTOMER SERVICE CLERK



Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1B, Block B, Lot 1**, being a tract of land containing 8.403 acres, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 54862). The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for 1 multi-family residential lot. (Case No. FP-12-23)

BACKGROUND/SUMMARY:

The subject property is located on the northwest side of S. Washington St. at Five Points Dr. It includes 8.403 acres for the development of The Rivers at Five Points, a 180-unit multi-family residential development. This represents the first phase of development of the 99.5-acre Five Points mixed-use development, which received Planned Development zoning approval and preliminary plat approval in 2022. In February 2023, the site plan for The Rivers at Five Points and the final plat for the right-of-way for the spine road (Five Points Dr. and Roundup Dr.) were approved. The associated civil construction plans have been approved, the facilities agreement has been approved, and the construction on the public infrastructure associated with the spine road has commenced (grading, streets, utilities, drainage, etc.).

The final plat includes a 26' fire lane and access easement that provides full circulation and emergency access through the property, as well as a small water easement in the southeast corner of the property. The remainder of the easements for water, drainage, and detention have already been dedicated by separate instrument and their locations are indicated on the plat. A 30' building setback is provided along Five Points Dr. and S. Washington St., while a 15' building setback is provided along the east property line.

The final plat conforms to the approved preliminary plat of the Five Points Addition and the approved site plan for The Rivers at Five Points multi-family residential development.

THOROUGHFARE PLAN:

The subject property is located on the northwest side of S. Washington St., which is classified as a major arterial (Type A; 4 – 6 lanes), with an ultimate right-of-way of 120'. The necessary rights-of-way already exists for S. Washington St. Five Points Dr. is not identified on the Thoroughfare Plan, but will function as a minor collector (Type D; 2-3 lanes) with a right-of-way of 60'; the right-of-way for this street has already been platted.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1 of Block B of Five Points Addition Phase 1B.

ATTACHMENTS:

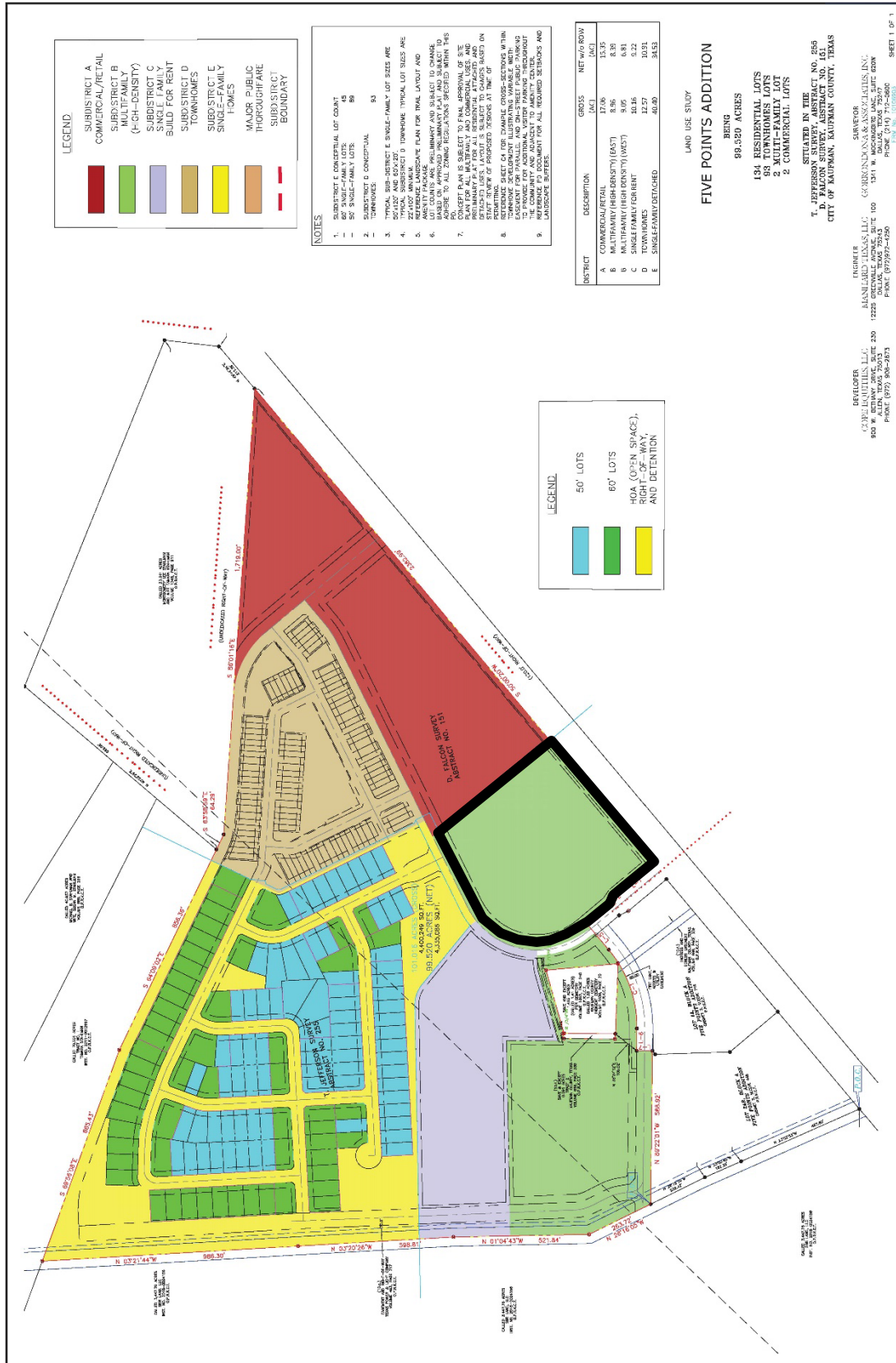
1. Location Map
2. Land Study of Five Points Addition
3. Phasing Plan of Five Points Addition
4. Preliminary Plat of Five Points Addition (Sheet 3 of 4)
5. Site Plan of The Rivers at Five Points
6. Final Plat of Five Points Addition Phase 1B, Block B, Lot 1

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

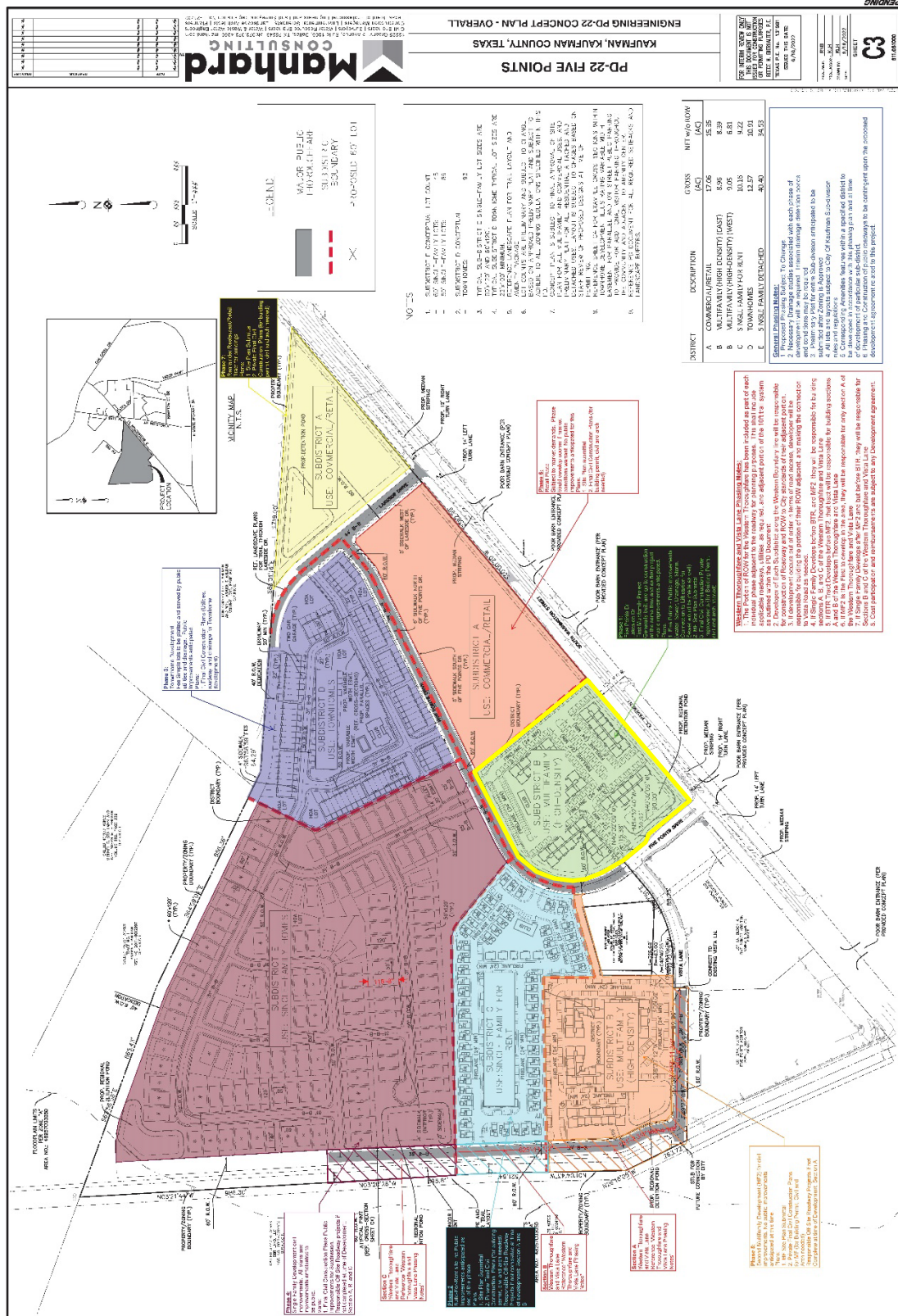
Location Map
The Rivers at Five Points



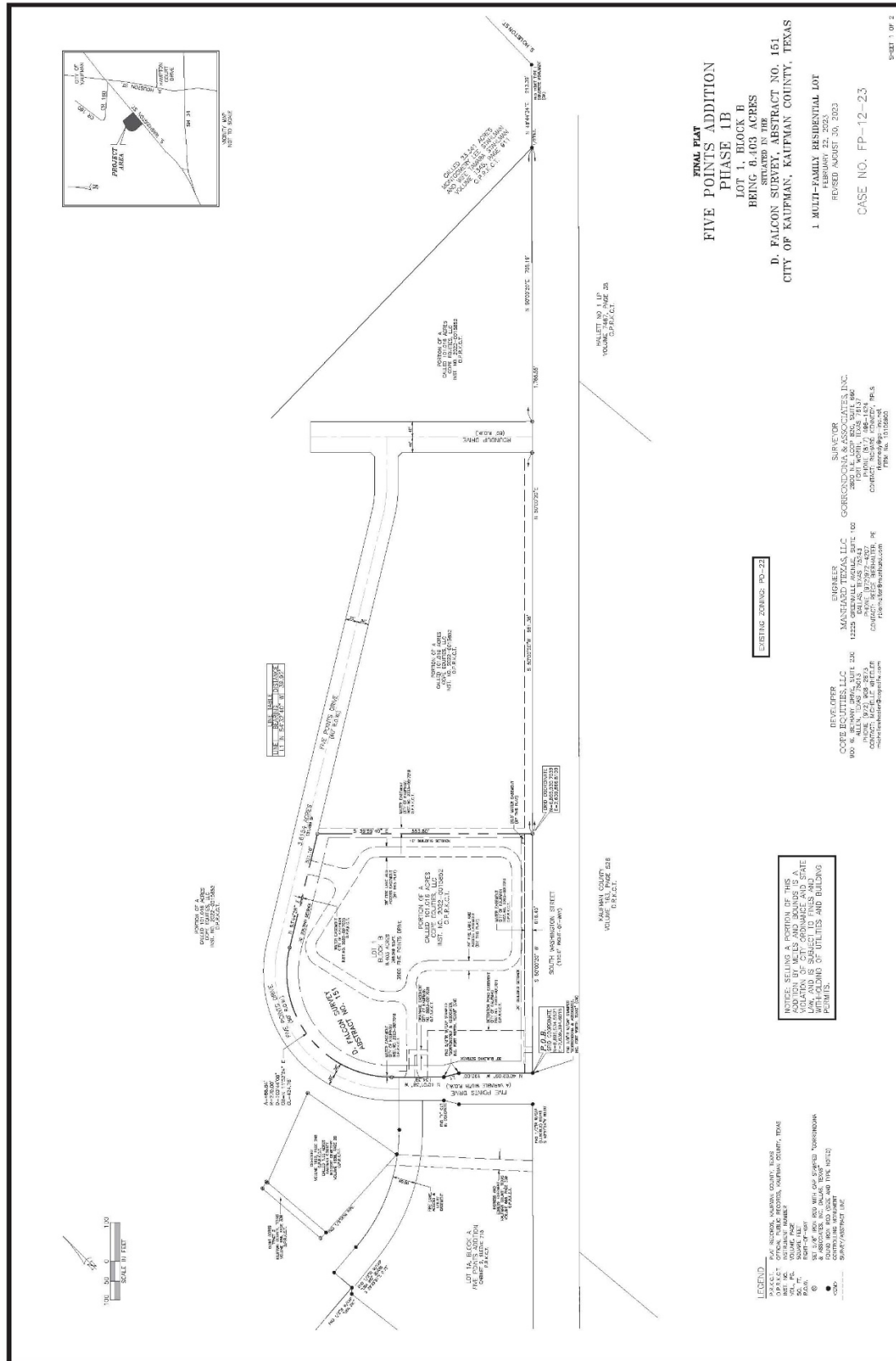
Land Study of Five Points Addition



Phasing Plan of Five Points Addition



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Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request for a **Replat of Lot 8, Block A, of La Vega Ranch** to subdivide the lot to create Lots 8-R1 and 8-R2 on approximately 9.676 acres out of the T. Lowery Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, TX (Property ID 208803). The replat is for 2 residential lots. (Case No. FRP-03-23)

SUMMARY:

The subject property includes 9.676 acres located at the southwest corner of La Vega Road and County Road 4104 and comprises Lot 8, Block A of La Vega Ranch. La Vega Ranch is located in the Kaufman ETJ, just under a mile southwest of US 175

La Vega Ranch was final platted in December 2022 and the conditions of the development agreement allowed for lots to be subdivided down to a minimum size of 2.5 acres. The applicant is proposing to subdivide the existing 9.676-acre Lot 8 into one 2.5-acre lot (Lot 8-R1) and one 7.176-acre lot, both of which meet the minimum lot size requirement.

Lot 8-R1 will be located at the hard corner of La Vega Road and County Road 4104 and has at least 300' of frontage on both streets. Lot 8-R2 will wrap around this lot and has at least 200' of frontage on County Road 4104 and over 460' of frontage on La Vega Road. A 25' building setback is located along the frontage of each road.

A 15' utility easement and 30' electric easement are located along the frontage of County Road 4104, while a 15' water easement is located along the frontage of La Vega Road. 15' drainage easements run along the sides of each property.

THOROUGHFARE PLAN:

La Vega Road is a private street with gated access, situated within a 50'-wide private lot, with a 24'-wide paved section to meet the requirements for fire access. While the street is required to be paved in asphalt, it remains gravel. The homeowners' association is requesting it remain gravel while housing construction continues, with paving to be completed in early 2024.

RECOMMENDATION:

Staff recommends approval of the Replat of Lots 8-R1 & 8-R2 of Block A of La Vega Ranch with the following condition:

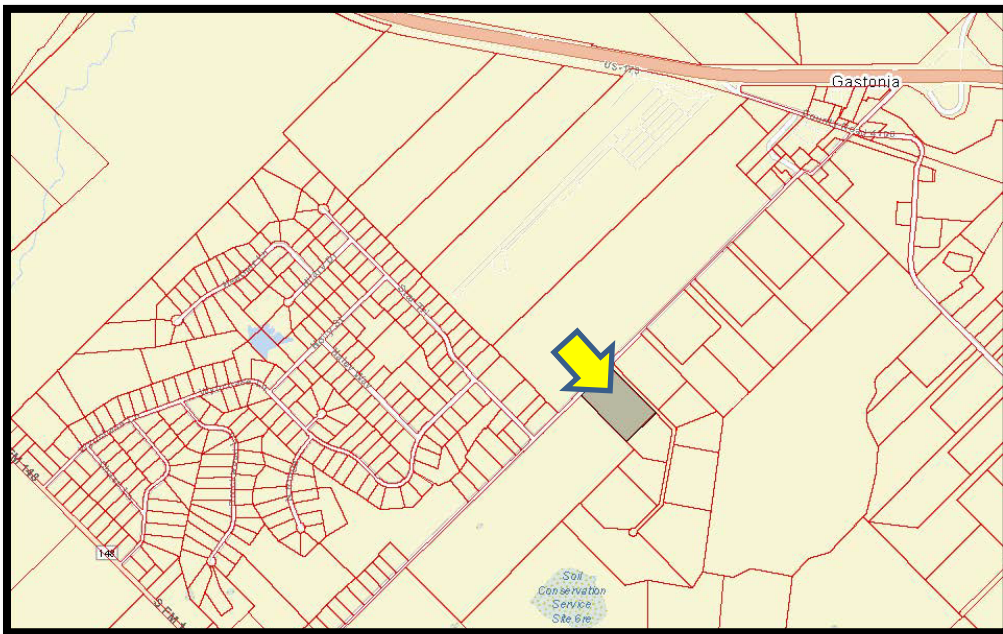
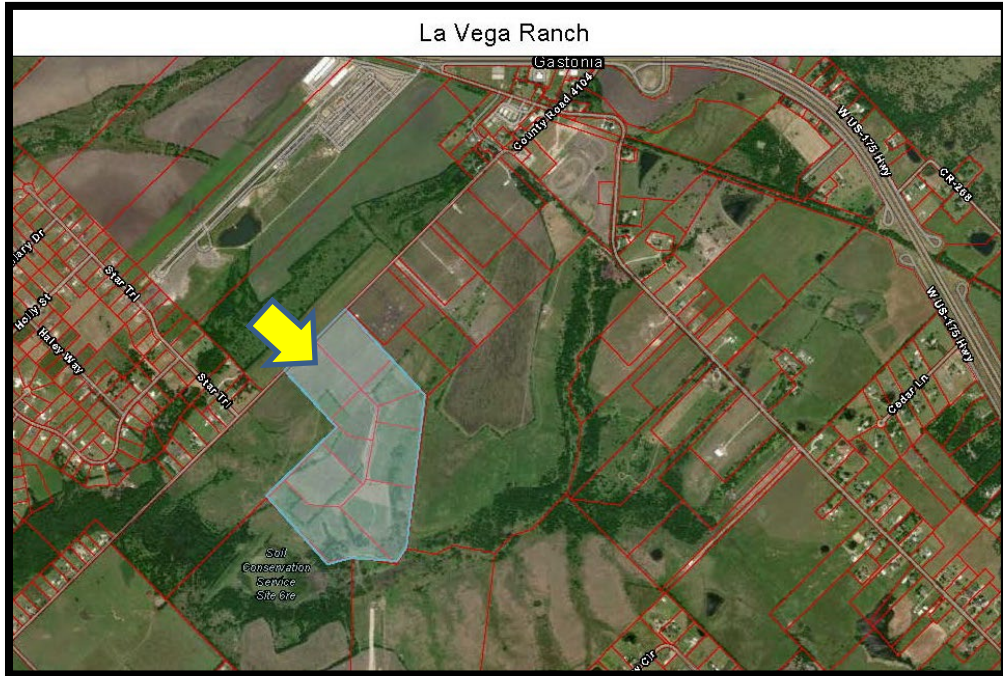
1. Letters from water and electricity providers confirming availability of service to each lot shall be provided to the City by the applicant

ATTACHMENTS:

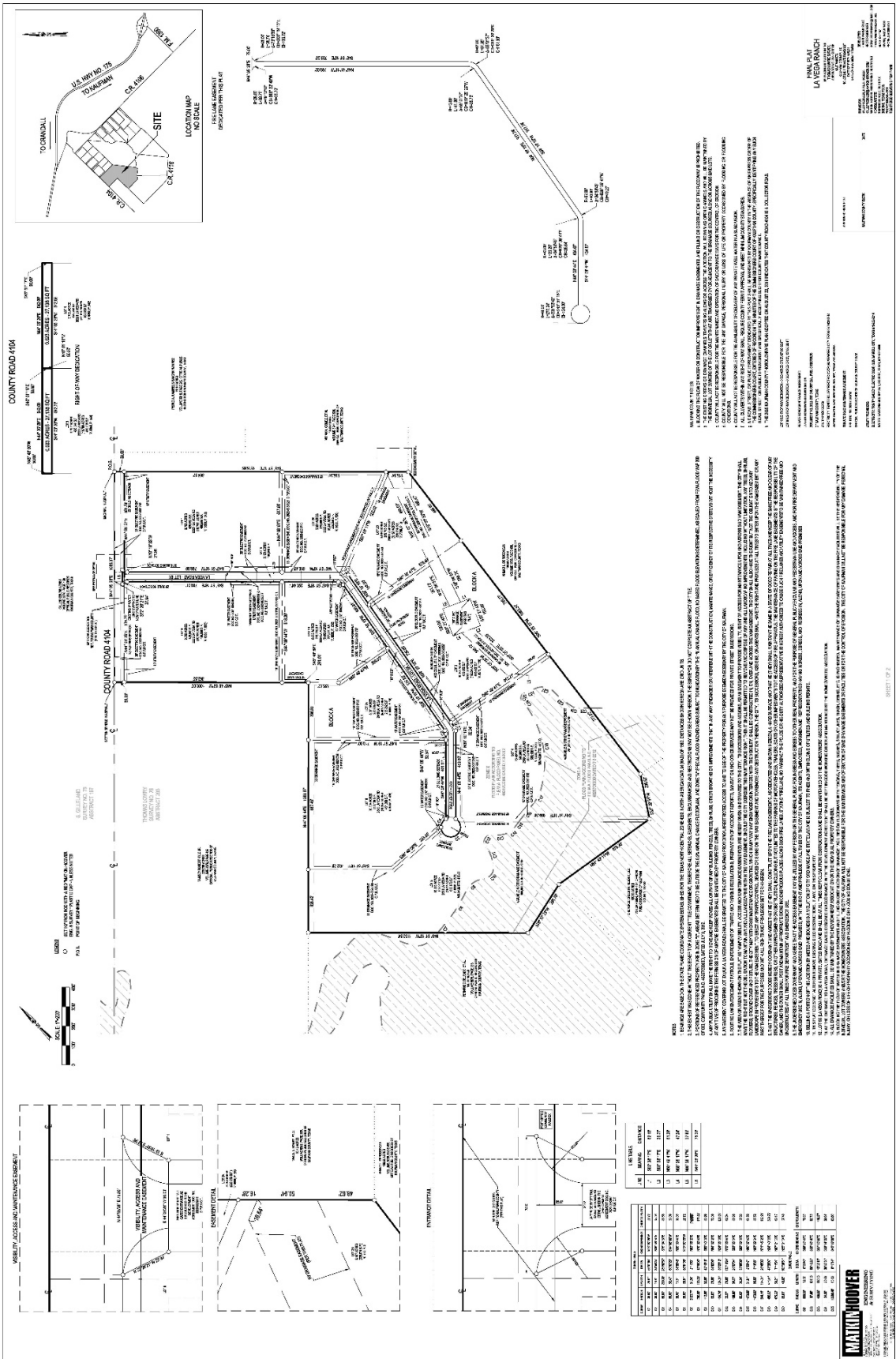
1. Location Map
2. Approved Final Plat of La Vega Ranch
3. Replat of La Vega Ranch, Block A, Lots 8-R1 & 8-R2

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Approved Final Plat of La Vega Ranch



g:\development services\planning & zoning\p&z reports\2023 pz reports\frp-03-23 2222 la vega saucedo & sainz 09-05-23\frp-03-23 p2r la vega ranch lots 8-r1 & 8-r2.docx



Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. (Case No. Z-07-23)

SUMMARY:

The subject property consists of 4.091 acres located at the northwest corner of SH 34 and Kings Fort Pkwy. The property was zoned Planned Development 15 – Highway Commercial (“PD-15-HC”) in 2017 and the Preliminary Plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023. The subject property represents the southern portion of Property ID 202753, with the northern remainder of the tract to be developed in the future.

The applicant is requesting a Specific Use Permit (SUP) for a truck stop in order to accommodate a 4-bay truck fueling center as part of a QuikTrip convenience store with gas station. The convenience store and gas station are allowed by right in this zoning district, but the truck fueling center requires approval of an SUP.

Site Plan

Access to the site is provided via three full-access drives on Kings Fort Parkway, and one right-in-only access point on SH 34. In addition, two stubs to accommodate future shared access to the property to the north have been provided. A fire lane will wrap around the east and north sides of the building, connecting two of the access points on Kings Fort Parkway. 63 parking spaces have been provided, which exceeds the 47 parking spaces that are required. In addition, 5 truck parking spaces have been provided. The parking areas are generally located on the north, south, and east sides of the building. There are existing sidewalks along Kings Fort Parkway and SH 34 and a pedestrian connection (with benches) will be made into the site from Kings Fort Parkway near the location of the convenience store.

The convenience store is 5,312 sq. ft. in size and is located roughly in the center of the lot. A sidewalk will be provided on the north, east, and south sides of the building to provide customer access from the parking areas. A passenger vehicle fueling canopy with 20 fueling stations is located in front of the convenience store facing SH 34, while the truck fueling canopy with 4 fueling stations is located behind the convenience store along Kings Fort Parkway. The service bays will be accessed from the south and the vehicles will exit to the north and then west. The trash enclosure will be located on the south side of the property along Kings Fort Parkway.

Notes have been added to the plans prohibiting the outside storage of materials or merchandise (unless specified on the plans), prohibiting overnight or long-term parking, requiring all paving to

be concrete, requiring all sidewalks to be 5' in width, requiring lighting to adhere to the Zoning Ordinance, and requiring the screening of all rooftop and ground equipment.

Floor Plan

A floor plan has been provided, showing the layout of the convenience store. Customer entrances are located on the north, south, and east sides of the building, while employee and maintenance entrances are located on the rear. The customer service counter and kitchen is situated in the center of the building, with sales areas on the north and south sides of the building, restrooms on the south side of the building, and coolers, workrooms, and maintenance areas in the rear of the building.

Building Elevations and Perspectives

Elevations have been provided for the convenience store and the fuel station canopies. The convenience store will include predominantly brick materials, with stone columns to enhance the corners and entrances to the building, as well as metal capping, cornices, and awnings. To provide for four-sided architecture, horizontal banding elements and false windows will be provided on all elevations. The building will include a mix of red, black, white, and brushed aluminum coloring consistent with the branding of the company.

The fuel station canopies will be metal, with brick wrapping the columns of the passenger vehicle canopy to match the building. Staff is recommending that the columns of the truck canopy also be wrapped in brick. The trash enclosure walls are brick to match the building, with black mesh gates to provide screening and also accommodate employee security.

Perspectives have also been provided, showing the future-developed site from multiple vantage points around the perimeter of the property.

Landscaping and Screening

Landscaping will include a dense row of shrubs along SH 34 and Kings Fort Parkway, and a row of shrubs to screen the truck parking area. In addition, rows of trees will be planted at regular intervals along SH 34, while a more dense distribution of trees will be planted along Kings Fort Parkway to provide for enhanced screening of the truck fueling area from future multi-family residential development across Kings Fort Parkway. Trees will also be planted in the parking lot islands. Many of the proposed trees are 4"-caliper, which will provide for more mature trees at the time of planting, above and beyond the City's typical requirements.

A new retaining wall will be provided near the entrance to the property off SH 34, which will be comprised of decorative stone. In addition, a black vinyl chain link fence will be located along the north property line to be removed at the time of development of the property to the north.

Sign Plan

Two pole signs will be provided on the property, both of which will include brick bases to match the building. A 35'-tall pole sign will be provided at the intersection of SH 34 and Kings Fort Parkway and will include a 104 sq. ft. sign area. A 75'-tall pole sign will be provided at the northeast corner of the property, which will require variances for the sign height and sign area:

- The maximum sign height is 35' and the applicant is requesting a 40' variance due to the hardship created by the site sitting several feet below the grade of U.S. Highway 175.

- The maximum sign area is 200 sq. ft. and the applicant is requesting a 29 sq. ft. variance due to the hardship created by the site sitting several hundred feet away from and several feet below the finished grade of U.S. Highway 175.

Wall signage will be provided on all sides of the building, on the east and west sides of the truck fueling canopy, and on the north and south sides of the passenger vehicle fueling canopy per the elevations. Detailed specifications for the wall signs have not been provided, but a note has been added to the site plan requiring all building and canopy signage to adhere to the zoning regulations.

Signs prohibiting overnight parking, parking and truck parking along Kings Fort Parkway, and truck traffic on Kings Fort Parkway west of Meara Drive will also be installed, as shown on the plans.

Photometric Plan

A photometric plan has been provided, showing the lighting levels throughout the property and on adjacent properties. There is some light trespass along Kings Fort Parkway and SH 34 associated with light fixtures at the entrances, but it does not trespass to surrounding properties. There is also some light trespass to the property to the north, but it only extends a few dozen feet at most and this property will be developed for commercial uses.

Traffic Impact Analysis

A traffic impact analysis (TIA) is required for this development. The latest version was submitted on August 30, 2023 and is still in review by staff. Staff recommends that any action be conditioned on approval of the TIA by City staff and that any recommended changes or mitigation measures be incorporated into the plans.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC	Vacant land
South:	PD-17R-MF-2	Vacant land
East:	LI (across SH 34)	Numo Manufacturing
West:	PD-17R-MF-2	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned PD-15-HC, which generally allows for highway commercial uses. A gas station with convenience store is allowed by the right at this location, but the truck stop component requires Specific Use Permit approval.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

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 5 property owners within 300 feet of the property. 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: 5

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) 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 zoning change 20% rule is a State law.

The City received 1 letter of opposition from a property owner located outside the 300-foot buffer:

Date:	<u>8/21/2023</u>	RE:	Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit request (SUP-55) for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at the northwest corner of SH 34 & Kings Fort Pkwy. (Property ID 202753). (Case Z-07-23)
Name:	<u>Konrad Rudnicki</u>		
Address:	<u>710 E US-175 Hwy</u>		
City & State:	<u>Kaufman TX</u>		
Phone #:	<u>469-416-5328</u>	☐ I AM IN FAVOR	☒ I OBJECT
COMMENTS:		Email Address:	<u>krudnicki@lakewoodcapitalpartners.com</u>
<u>We object to a truck stop on the corner as it will stop all development for a commercial zone and will have a negative impact for all the adjacent resident areas /comm</u> <u>Konrad Rudnicki</u> NAME PRINTED <u>/s/</u> SIGNATURE			

RECOMMENDATION:

The applicant has provided multiple enhancements to help mitigate the concerns of the proposed use. Staff recommends approval of Z-07-23 for a Specific Use Permit-55 (SUP-55) for a truck stop at the northwest corner of SH 34 and Kings Fort Pkwy. with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The columns on the truck fueling canopy and the passenger vehicle fueling canopy shall be wrapped in brick.
3. The Traffic Impact Analysis is subject to review and approval by City staff; any recommendations included in the analysis shall be incorporated into the plans.
4. A variance is authorized for one (1) pole sign with a maximum height of 75', a maximum sign area of 229 sq. ft., at least 468' from the other pole sign on the property, at the location indicated on the Site Plan (Exhibit B) and with the design as indicated on the Sign Plan (Exhibit E).

ATTACHMENTS:

Location Map
Exhibit A – Property Description
Exhibit B – Site Plan
Exhibit C – Elevations, Perspectives, and Floor Plan
Exhibit D – Landscape Plan
Exhibit E – Sign Plan
Photometric Plan

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Exhibit A – Survey

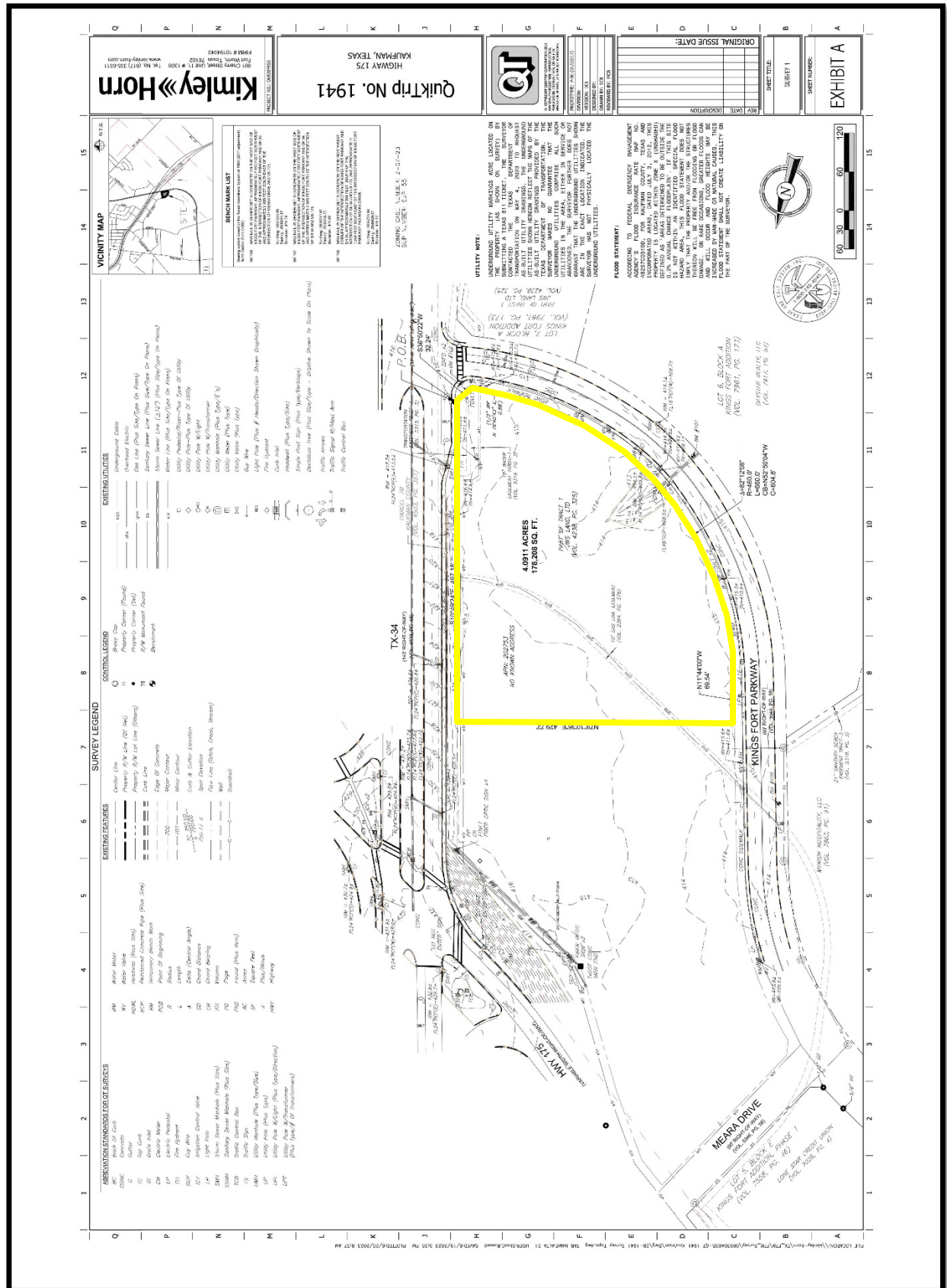


Exhibit B – Site Plan

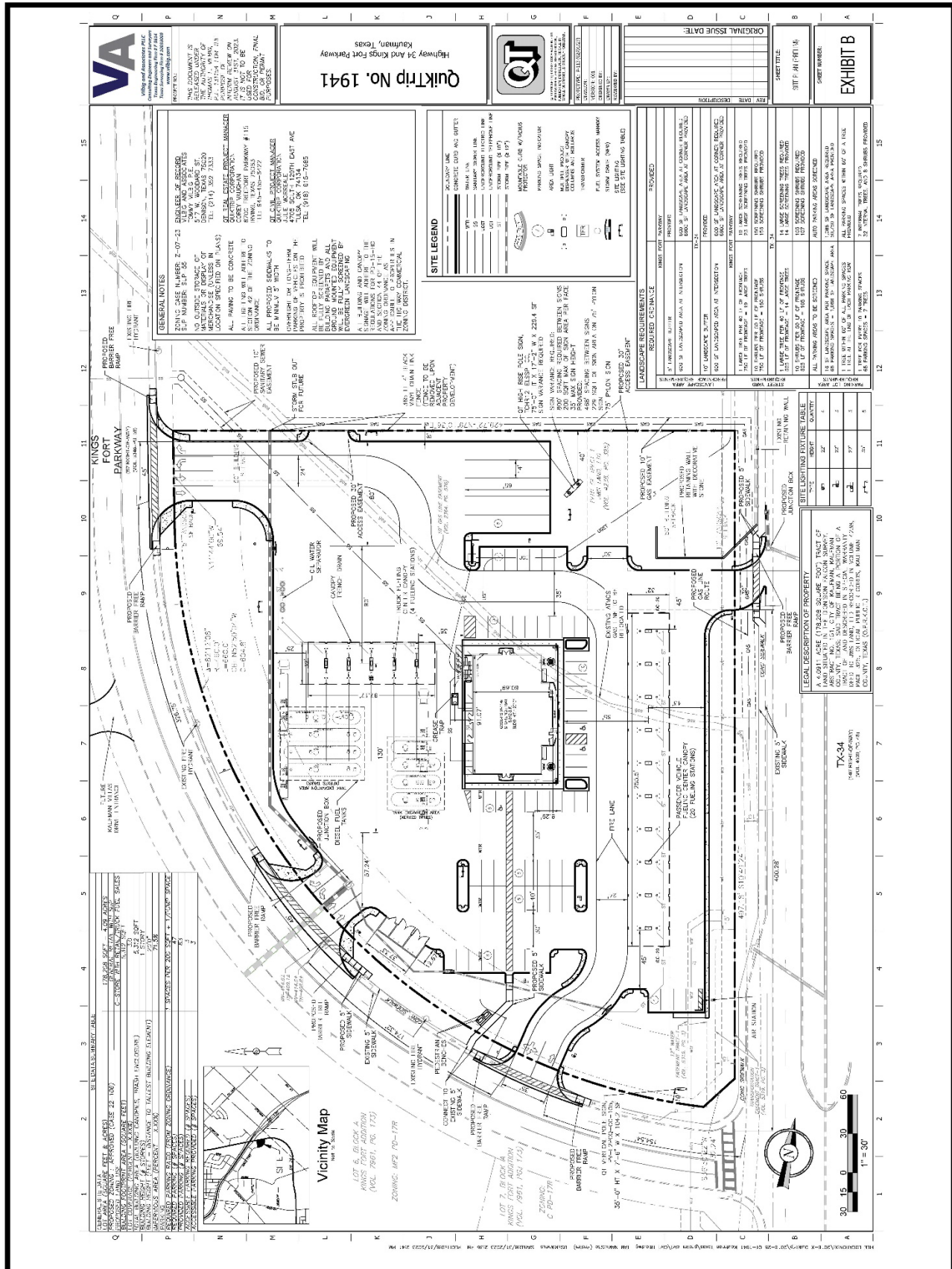


Exhibit C – Floor Plan

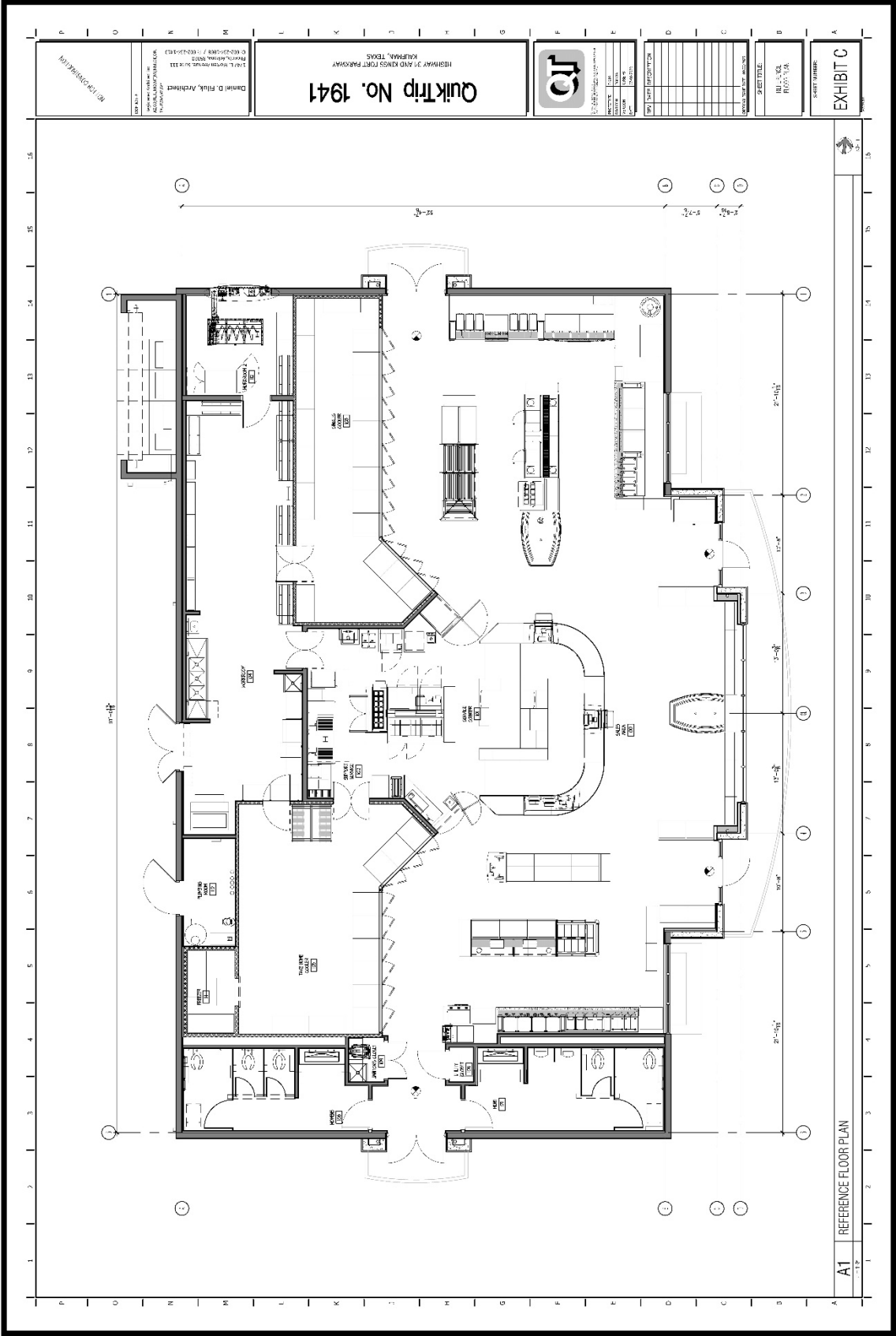


Exhibit C – Elevations and Perspectives

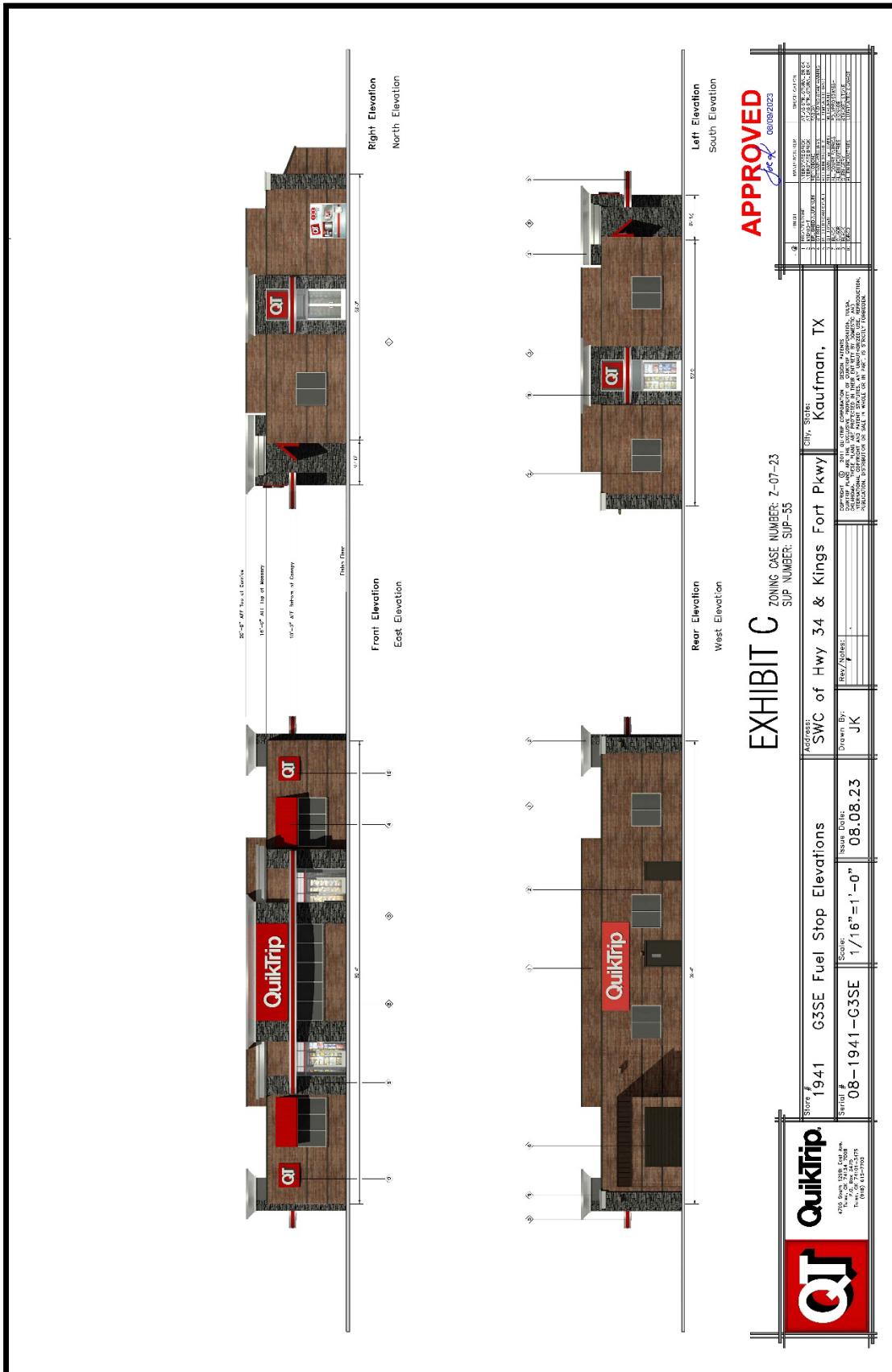


Exhibit C – Elevations and Perspectives

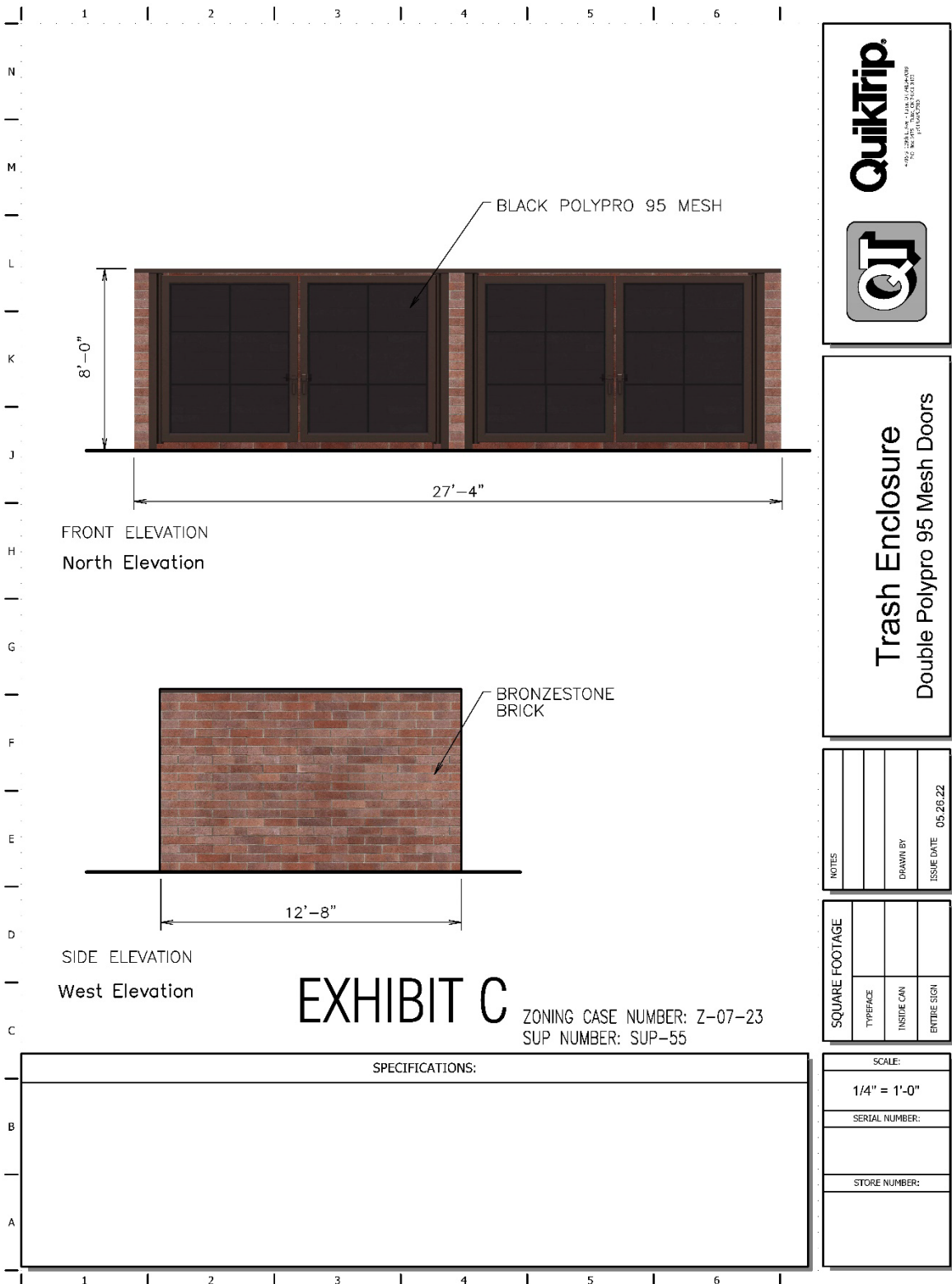


Exhibit C – Elevations and Perspectives

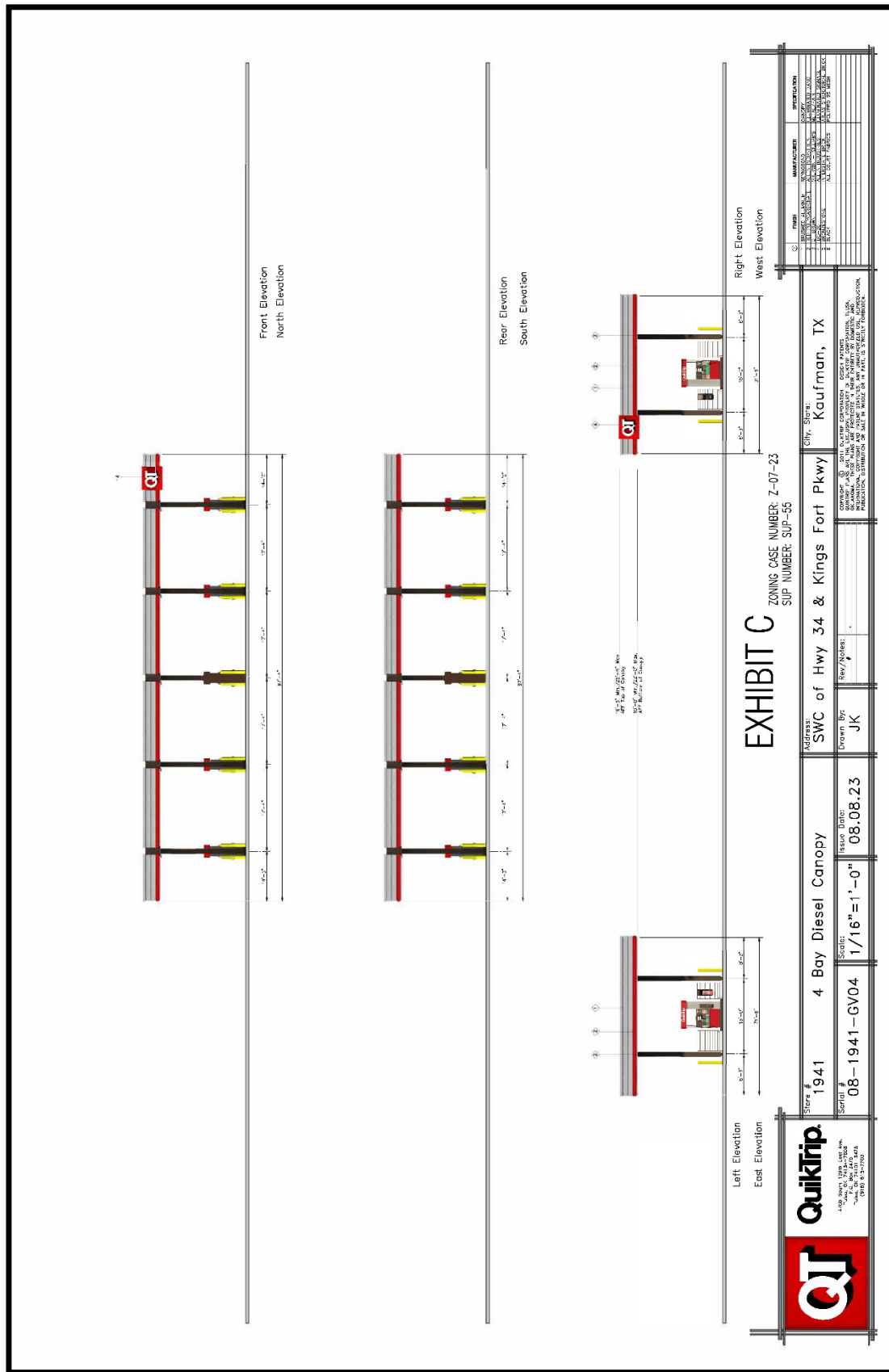


Exhibit C – Elevations and Perspectives



EXHIBIT C

ZONING CASE NUMBER: Z-07-23 South Facing Perspective
SUP NUMBER: SUP-55

Store # 1941	4 Bay Diesel Canopy	Address: SWC of Hwy 34 & Kings Fort Pkwy	City, State: Kaufman, TX	
Serial # 08-1941-GV04	Issue Date: 08.08.23	Drawn By: JK	City, State: Kaufman, TX	
Scale: 1/16" = 1'-0"		COMPANY: JTB & ASSOCIATES, INC. 10000 W. 10th Street, Suite 100, Fort Worth, TX 76116 PHONE: (817) 412-1234 FAX: (817) 412-1235 WWW.JTBANDASSOCIATES.COM		

Front Elevation
Scale = $\frac{3}{8}" = 1' - 0"$

East Elevation

Rear Elevation
Scale = $\frac{3}{8}" = 1' - 0"$

West Elevation

Left Elevation
Scale = $\frac{1}{16}" = 1' - 0"$
South Elevation

Right Elevation
Scale = $\frac{1}{16}" = 1' - 0"$
North Elevation

EXHIBIT C

10 Canopy Elevations
Store # 1941
Vertical 10 Canopy Elevations
SWC of Hwy 34 & Kings Fort Pkwy Kaufman, TX
Address:
13471 Main Street, Suite 100
Rockwall, Texas 75087
© 2014 QTR / 408-284-1413

QuikTrip logo and address information.

Exhibit C – Elevations and Perspectives



EXHIBIT C

ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55

Store #	1941	Vertical 10 Canopy Perspective	Address	SWC of Hwy 34 & Kings Fort Pkwy	City, State:	Kaufman, TX
Serial #	08-1941-CV10	Scale:	AS NOTED	Drawn By:	JK	Notes: 1. THIS DRAWING PROPERTY IS IN THE POSSESSION OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

[illegible]

Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives



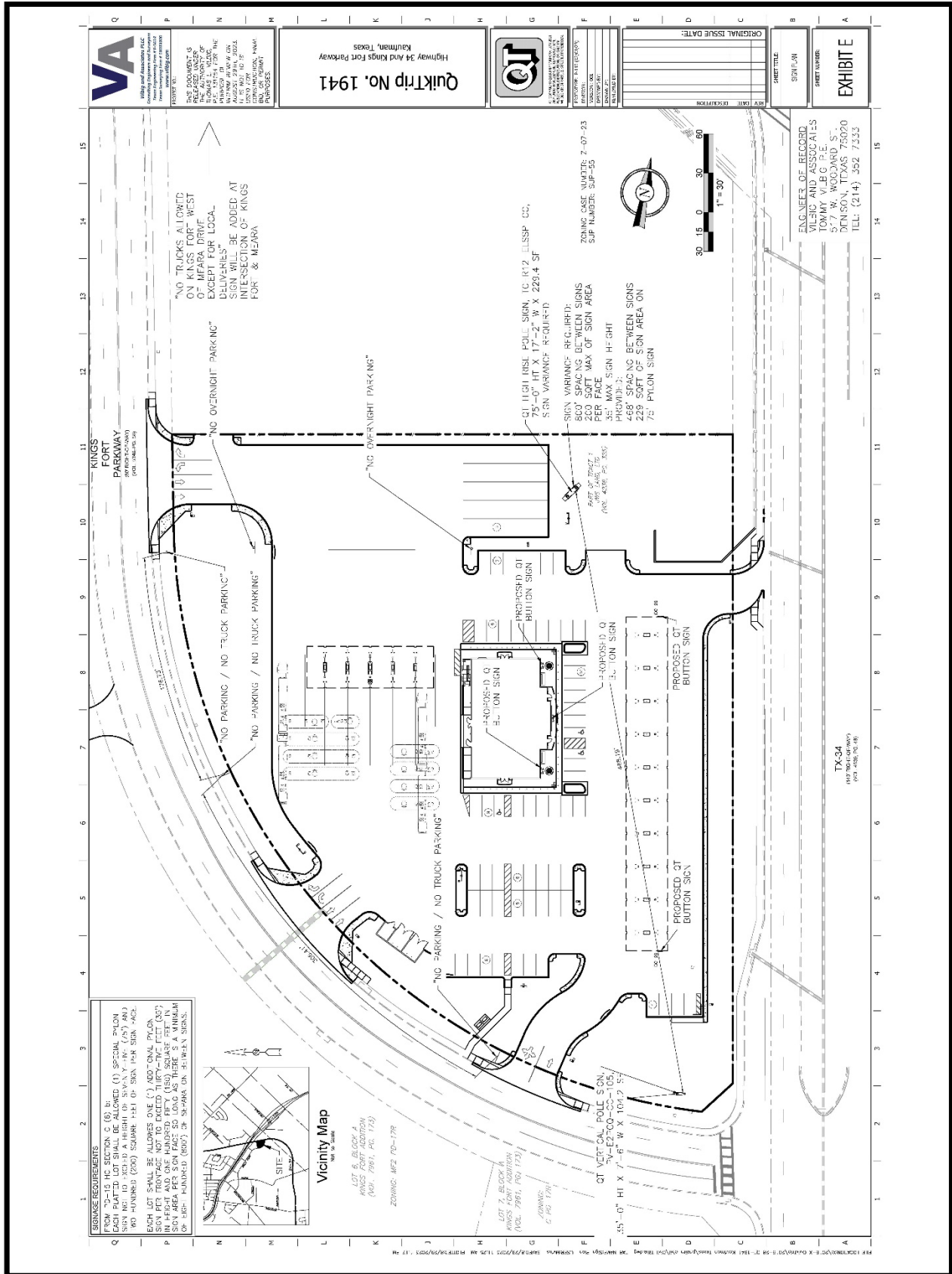
Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives



Exhibit E – Sign Plan



1941 -PV-E2PGQ-CC-105
Vertical Pole Sign

• QT Logo
• Two (2) Product LED Gas Price Sign with Cash & Credit
• QT Kitchens
• Guaranteed Gasoline
• 104.2 Square Feet Sign Area

Notes:
1) Elevation provided by QT
2) Sign supports provided by sign installer.

EXHIBIT E

ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55

Color Specifications
All Paint Finishes to be Alzo Nobel

Opaque Silver
Translucent White
Black - Low Gloss
Matte White (Interior of Sign)
Match 3M Cardinal Red #3632-53
Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:
 • Visible fabrication seams and riveted joints are to be sanded smooth and painted to match the surrounding sign area.
 • Any visible fasteners are to be countersunk and have painted heads.
 • Face retainers must fit flush and have even, minimal seams.
 • Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

1941 -PV-E2PGQ-CC-105
Project Information
Client: **QuikTrip**
Location:

House	Design	Project Manager
House	CT	James Gentry

Date / Description
 01/13/20 / Revision Date
 02/18/20 / Rev. 2

Notes

APPROVED
JAG 02/04/2023

Client Review Status

1941

Declaration
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Top View
 Scale: 1/4" = 1'-0"
 North Elevation

Front Elevation
 Scale: 1/4" = 1'-0"
 North Elevation

Side Elevation
 Scale: 1/4" = 1'-0"
 West Elevation

Rear Elevation
 Scale: 1/4" = 1'-0"
 West Elevation

Black Brick Base

Sign Area
 48.9 SF Sign Area
 19.4 SF Sign Area
 28.6 SF Sign Area
 7.3 SF Sign Area

Dimensions
 2'-1 11/16"
 1'-3 11/16"
 5'-0"
 7'-5"
 1'-0"
 1'-0"
 6'-6 1/4"
 13'-10 3/4"
 2'-7"
 3'-9 3/4"
 11 3/4"
 8'-5" o.c.
 4'-8"
 35'

Revised: 07/08/11; 08/09/11; 09/10/11; 10/11/11; 11/12/11; 12/13/11; 01/14/12; 02/15/12; 03/16/12; 04/17/12; 05/18/12; 06/19/12; 07/20/12; 08/21/12; 09/22/12; 10/23/12; 11/24/12; 12/25/12; 01/26/13; 02/27/13; 03/28/13; 04/29/13; 05/30/13; 06/30/13; 07/31/13; 08/31/13; 09/30/13; 10/31/13; 11/30/13; 12/31/13; 01/31/14; 02/28/14; 03/31/14; 04/30/14; 05/31/14; 06/30/14; 07/31/14; 08/31/14; 09/30/14; 10/31/14; 11/30/14; 12/31/14; 01/31/15; 02/28/15; 03/31/15; 04/30/15; 05/31/15; 06/30/15; 07/31/15; 08/31/15; 09/30/15; 10/31/15; 11/30/15; 12/31/15; 01/31/16; 02/28/16; 03/31/16; 04/30/16; 05/31/16; 06/30/16; 07/31/16; 08/31/16; 09/30/16; 10/31/16; 11/30/16; 12/31/16; 01/31/17; 02/28/17; 03/31/17; 04/30/17; 05/31/17; 06/30/17; 07/31/17; 08/31/17; 09/30/17; 10/31/17; 11/30/17; 12/31/17; 01/31/18; 02/28/18; 03/31/18; 04/30/18; 05/31/18; 06/30/18; 07/31/18; 08/31/18; 09/30/18; 10/31/18; 11/30/18; 12/31/18; 01/31/19; 02/28/19; 03/31/19; 04/30/19; 05/31/19; 06/30/19; 07/31/19; 08/31/19; 09/30/19; 10/31/19; 11/30/19; 12/31/19; 01/31/20; 02/28/20; 03/31/20; 04/30/20; 05/31/20; 06/30/20; 07/31/20; 08/31/20; 09/30/20; 10/31/20; 11/30/20; 12/31/20; 01/31/21; 02/28/21; 03/31/21; 04/30/21; 05/31/21; 06/30/21; 07/31/21; 08/31/21; 09/30/21; 10/31/21; 11/30/21; 12/31/21; 01/31/22; 02/28/22; 03/31/22; 04/30/22; 05/31/22; 06/30/22; 07/31/22; 08/31/22; 09/30/22; 10/31/22; 11/30/22; 12/31/22; 01/31/23; 02/28/23; 03/31/23; 04/30/23; 05/31/23; 06/30/23; 07/31/23; 08/31/23; 09/30/23; 10/31/23; 11/30/23; 12/31/23; 01/31/24; 02/28/24; 03/31/24; 04/30/24; 05/31/24; 06/30/24; 07/31/24; 08/31/24; 09/30/24; 10/31/24; 11/30/24; 12/31/24; 01/31/25; 02/28/25; 03/31/25; 04/30/25; 05/31/25; 06/30/25; 07/31/25; 08/31/25; 09/30/25; 10/31/25; 11/30/25; 12/31/25; 01/31/26; 02/28/26; 03/31/26; 04/30/26; 05/31/26; 06/30/26; 07/31/26; 08/31/26; 09/30/26; 10/31/26; 11/30/26; 12/31/26; 01/31/27; 02/28/27; 03/31/27; 04/30/27; 05/31/27; 06/30/27; 07/31/27; 08/31/27; 09/30/27; 10/31/27; 11/30/27; 12/31/27; 01/31/28; 02/28/28; 03/31/28; 04/30/28; 05/31/28; 06/30/28; 07/31/28; 08/31/28; 09/30/28; 10/31/28; 11/30/28; 12/31/28; 01/31/29; 02/28/29; 03/31/29; 04/30/29; 05/31/29; 06/30/29; 07/31/29; 08/31/29; 09/30/29; 10/31/29; 11/30/29; 12/31/29; 01/31/30; 02/28/30; 03/31/30; 04/30/30; 05/31/30; 06/30/30; 07/31/30; 08/31/30; 09/30/30; 10/31/30; 11/30/30; 12/31/30; 01/31/31; 02/28/31; 03/31/31; 04/30/31; 05/31/31; 06/30/31; 07/31/31; 08/31/31; 09/30/31; 10/31/31; 11/30/31; 12/31/31; 01/31/32; 02/28/32; 03/31/32; 04/30/32; 05/31/32; 06/30/32; 07/31/32; 08/31/32; 09/30/32; 10/31/32; 11/30/32; 12/31/32; 01/31/33; 02/28/33; 03/31/33; 04/30/33; 05/31/33; 06/30/33; 07/31/33; 08/31/33; 09/30/33; 10/31/33; 11/30/33; 12/31/33; 01/31/34; 02/28/34; 03/31/34; 04/30/34; 05/31/34; 06/30/34; 07/31/34; 08/31/34; 09/30/34; 10/31/34; 11/30/34; 12/31/34; 01/31/35; 02/28/35; 03/31/35; 04/30/35; 05/31/35; 06/30/35; 07/31/35; 08/31/35; 09/30/35; 10/31/35; 11/30/35; 12/31/35; 01/31/36; 02/28/36; 03/31/36; 04/30/36; 05/31/36; 06/30/36; 07/31/36; 08/31/36; 09/30/36; 10/31/36; 11/30/36; 12/31/36; 01/31/37; 02/28/37; 03/31/37; 04/30/37; 05/31/37; 06/30/37; 07/31/37; 08/31/37; 09/30/37; 10/31/37; 11/30/37; 12/31/37; 01/31/38; 02/28/38; 03/31/38; 04/30/38; 05/31/38; 06/30/38; 07/31/38; 08/31/38; 09/30/38; 10/31/38; 11/30/38; 12/31/38; 01/31/39; 02/28/39; 03/31/39; 04/30/39; 05/31/39; 06/30/39; 07/31/39; 08/31/39; 09/30/39; 10/31/39; 11/30/39; 12/31/39; 01/31/40; 02/28/40; 03/31/40; 04/30/40; 05/31/40; 06/30/40; 07/31/40; 08/31/40; 09/30/40; 10/31/40; 11/30/40; 12/31/40; 01/31/41; 02/28/41; 03/31/41; 04/30/41; 05/31/41; 06/30/41; 07/31/41; 08/31/41; 09/30/41; 10/31/41; 11/30/41; 12/31/41; 01/31/42; 02/28/42; 03/31/42; 04/30/42; 05/31/42; 06/30/42; 07/31/42; 08/31/42; 09/30/42; 10/31/42; 11/30/42; 12/31/42; 01/31/43; 02/28/43; 03/31/43; 04/30/43; 05/31/43; 06/30/43; 07/31/43; 08/31/43; 09/30/43; 10/31/43; 11/30/43; 12/31/43; 01/31/44; 02/28/44; 03/31/44; 04/30/44; 05/31/44; 06/30/44; 07/31/44; 08/31/44; 09/30/44; 10/31/44; 11/30/44; 12/31/44; 01/31/45; 02/28/45; 03/31/45; 04/30/45; 05/31/45; 06/30/45; 07/31/45;





Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from PD Planned Development District-1 to **PD Planned Development District-25** for retail, restaurant, office, commercial, and multi-family residential uses on approximately 7.781 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the southwest corner of S. Washington St. and S. Houston St. (Property ID 219551) (Case No: Z-08-23)

BACKGROUND/SUMMARY:

The subject property consists of 7.781 acres located at the southwest corner of S. Washington St. and S. Houston St. The property is currently zoned PD-1, which was established in 1983 to accommodate the needs of Kaufman County, which previously owned the property as part of a larger acreage. The subject property has since been sold to a developer that plans to develop a restaurant on the site as part of a unique mixed-use development to anchor a significant intersection in the community. The mixed-use development will accommodate a mix of retail, restaurant, personal service, office, and multi-family residential uses, as well as allow for the flexibility of land owners to develop the land while ensuring high-quality standards and amenities.

Development Controls:

The property will use the base zoning of C Commercial for the commercial portions of the development and MF-2 Multi-Family Residential for the multi-family residential portions of the development. PD-25 provides for regulations wherein the case of a conflicting provision, the regulations of the PD shall govern.

The PD requires all development to undergo site plan review and approval to ensure compliance with the regulations of PD-25 and the base zoning requirements, as applicable.

In addition, regulations have been established to provide for one or more property owners' associations to provide for maintenance of common elements, as well as a architectural review committee to review all proposed site plans, enforce the provisions of the PD, and enforce all deed restrictions.

Lot, Height, and Area Restrictions:

PD-25 will include the following lot, area, height, and setback regulations:

- Minimum Lot Area: 10,000 sq. ft.
- Front Build-to-Line: 80 ft.
- Minimum Rear Yard: 10 ft.
- Minimum Side Yard: 10 ft.

- Maximum Height (Commercial): 3 stories, 45 feet
- Maximum Height (Multi-Family): 4 stories, 50 feet
- Maximum Lot Coverage (area covered by structures): 60%

There are no minimum requirements for lot width, depth, or dwelling size.

Permitted Uses:

The permitted uses include most retail, personal service, restaurant, office, and other commercial uses allowed in the C Commercial zoning district, except for some that would be inappropriate at this location, as well as some educational and church uses (which are typically allowed in any zoning district). Multi-family residential (MF-2) uses are also allowed. Uses requiring a Specific Use Permit (SUP) include appliance sales and repair, massage therapist, uses involving the sale of alcoholic beverages, business schools, and day care centers.

Off-Street Parking, Loading, and Access:

The off-street parking and loading requirements shall be determined based on the base zoning and use in accordance with the City's applicable off-street parking requirements as stated in the Zoning Ordinance. Shared parking in non-residential sub-districts is also permitted, subject to City approval and pursuant to the Zoning Ordinance.

All shared drives and access points shall comply with all federal, state, and local requirements relating to turnarounds, vehicle stacking, emergency access, and similar design requirements.

Landscaping and Tree Preservation:

All development shall generally comply with the City's landscaping requirements applicable to the base zoning district, as well as the City's tree preservation requirements. In addition, foundation landscaping or planter boxes are required around the buildings, evergreen shrubs shall screen all parking and maneuvering areas from perimeter thoroughfares and surrounding properties, the distribution of trees in the parking areas shall be in accordance with the zoning requirements, the planting of 4"+ caliper trees is encouraged, and all ground equipment shall be screened by dense evergreen landscaping. Detention pond areas shall also be landscaped. Usable open space shall be provided in accordance with the City's Zoning Ordinance. Screening walls or fences between different land uses is not required, but is allowed; screening between uses shall use open-style decorative fencing with masonry columns.

Signage:

Each lot will be allowed one monument sign and any lot on two street frontages will be allowed two monument signs. Pole signs or pylon signs are prohibited. In addition, a large development sign advertising the name, logo, or other branding associated with the development will be allowed at the intersection of S. Washington St. and S. Houston St. Smaller branding columns will also be allowed at the entrances to the development. All other business signage on the buildings shall adhere to the base zoning requirements. Murals are also encouraged.

Architectural Design Standards:

To provide for a unified and enhanced level of design throughout the development, a combination of the following proposed architectural elements are encouraged, to be determined at the site plan review process for each lot:

- Enhanced building corner treatments.

- Four-sided architecture, with similar architectural elements repeating on all facades.
- Windows, awnings, false windows, decorative shutters, or other elements.
- Building articulation, with wall plane recesses and projections at regular intervals.
- Roof line articulation and parapets to screen flat roofs and rooftop equipment from view.
- At least 70% masonry materials (brick and/or stone) on each elevation.
- Accent features or materials (i.e. stucco/EIFS, metal, cementitious fiber, etc.)
- Ground-floor design and programming for any three-story multi-family residential buildings, should include commercial uses, live-work units, storefront treatments, leasing office, amenities (community room, fitness center, etc.), etc.
- Balconies or patios for all residential units.
- A maximum of five (5) Drive-thru facilities will be allowed and are subject to site plan approval.
- A maximum of six (6) outdoor patios will be allowed and are subject to site plan approval. This limit only applies to patios that function as part of the building use and does not apply to open play area, common seating areas or recreational elements.

Concept Plan:

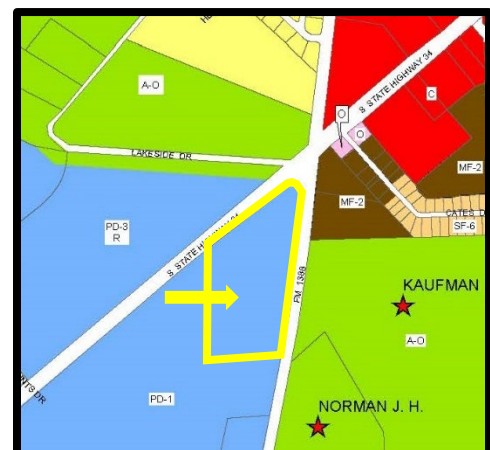
Two concept plans (C-1 and C-2) have been provided, showing the intended development of the property. C-1 shows a mostly commercial development, while C-2 shows commercial uses on the northern part of the property and a multi-family residential building on the the southern part of the property. Both plan show commercial buildings parallel to S. Washington St. and S. Houston St. in the northern part of the development, with a mix of patio areas and drive-thrus for restaurant uses, as well as a central amenity area that could include a plaza, play area, and seating areas. One access point is proposed off S. Washington St., one access point is proposed off S. Houston St., and connection is provided to the off-site access drive along the south side of the property. To provide for circulation and inter-connectivity, shared access drives abound throughout the development.

Photos:

A representative photo has been provided showing the intended style of architecture of the planned initial building in the development, a Soulman's BBQ. It is intended for the remainder of the development to be consistent with and build off that style.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-22 (across street)	Vacant land
West:	PD-1	County law enforcement bldg.
South:	PD-1	Appraisal District bldg.
East:	A-O & MF-2 (across street)	Kaufman High School & church



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses. The requested Planned Development zoning is for predominantly commercial uses, with some allowances for multi-family residential uses on the southern half of the property, which is appropriate near other planned developments with multi-family residential components, as well as MF-2 zoning and a large school campus to the east.

Thoroughfare Plan:

S. Washington St. is designated as a "Type A" major arterial (4 – 6 lanes), with an ultimate right-of-way width of 120'. S. Houston St. is designated as a "Type B" minor arterial (4 lanes), with an ultimate right-of-way width of 100'. The necessary right-of-way already exists at this location. If needed, any additional necessary right-of-way dedication is done during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 7 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 7

If 20% of the area within 300 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.

RECOMMENDATION:

Staff recommends approval of Z-08-23, a zoning request for Planned Development for retail, restaurant, office, commercial, and multi-family residential uses (PD-25) on approximately 7.781 acres located at the southwest corner of S. Washington St. and S. Houston St.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Planned Development Standards

Exhibit C – Concept Plan

Exhibit D – Photos

Andrew Bogda, AICP

Director of Development Services

972-932-2216 ext. 117

abogda@kaufmantx.org

Center Point



Exhibit A – Property Description/Survey

Exhibit “A” Legal Description of Planned

STATEWIDE SURVEYING SERVICES REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

METRO PHONE: (972) 962-6481
FAX: (972) 962-6480

80 FT. ACCESS EASEMENT
FIELD NOTES FOR HALLETT NO. 1 LP
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the D. Falcon Survey, Abstract No. 151 and part of that certain called 408 1/3 acre tract conveyed to Kaufman County by E. J. Thompson on July 6, 1883, recorded in Vol. 32 page 543 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod set at the Southwest corner of a certain 7.781 acre tract and being N 50 deg. 00 min. 57 sec. E-1738.30 ft., N 49 deg. 58 min. 27 sec. E-682.71 ft. and S 0 deg. 57 min. 37 sec. E-640.44 ft. from a 3/8" Iron rod found at the Westerly North corner of the City of Kaufman 54.000 acre tract, recorded in Vol. 1945 page 213 of the Deed Records of Kaufman County, Texas.

THENCE N 85 deg. 12 min. 45 sec. E, with the South line of said 7.781 acre tract, a distance of 364.60 ft. to a 3/8" Iron rod set at the Southeast corner of same, in the West Right of Way line of Farm to Market Road No. 1388 and being in a curve to the right, the radius point of which bears N 81 deg. 14 min. 08 sec. W-5674.86 ft.

THENCE, with the West Right of Way line of Farm to Market Road No. 1388 and with said curve to the right, the angle of which is 0 deg. 49 min. 56 sec., the radius is 5674.86 ft. and the tangent is 41.22 ft., a distance of 82.44 ft. to a 3/8" Iron rod found at the Northeast corner of that certain 1.961 acre Kaufman County Single Appraisal District tract.

THENCE S 85 deg. 12 min. 45 sec. W, with the North line of said 1.961 acre tract, a distance of 350.05 ft. to a 3/8" Iron rod set for corner.

THENCE N 0 deg. 57 min. 37 sec. W, a distance of 80.18 ft. to the point of beginning, containing 0.656 of an acre of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above field notes and companion plat were prepared from an actual survey made by me on the ground during the month of August, 2021.

This survey was performed for the benefit of Hallett No. 1 LP, FNF Lawyers Title of Texas, Inc. (GF No. LT-19124-1901242100517), Fidelity National Title Insurance Company and The American National Bank of Texas. Use of these field notes by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL this the 10th day of January, 2022.

NOTE: FIELD NOTES VOID IF NOT SIGNED IN BLUE.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5244
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Statewide Surveying Service
county7e.wp2



Exhibit A

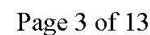


Exhibit B – Planned Development Standards

Exhibit “B” Development Standards Z-08-23 PD-25

1.1 GENERAL PURPOSE AND DESCRIPTION:

The boundaries of Planned Development District No. 25 (“PD-25”) are described by the metes and bounds included as **Exhibit “A”** to this Ordinance, for an area of approximately 7.781 acres of land being generally developed southwest of the intersection of SH 34 and S. Houston Street. The purpose of this planned development district is to accommodate a mix of master-planned land uses such as retail, restaurant, personal services, office and multi-family residential, and to allow for flexibility of owners to develop the land while ensuring high-quality standards and amenities.

1.2 DISTRICT REGULATIONS (GENERAL):

- A. Development occurring within PD-25 shall be subject to all adopted City Ordinances, adopted City building codes, State laws, procedures, and applicable zoning ordinances as they presently exist as of the approval date of this Ordinance, or amended in the future, except as modified herein. In the case of any conflicting provision, this PD-25 shall govern.
- B. Any Concept Plan adopted for PD-25 shall be illustrative of the planned developments and land uses described herein. However, in the event that (i) the requirements of this PD-25, (ii) any subsequently approved preliminary plat, (iii) any subsequently approved site plan, or (iv) approved variance conflicts with the Concept Plan or depictions thereof, the conflicting provision shall govern.

1.3 BASE ZONING

Subdistrict PD-25 is established with the base zoning district **Commercial (C) and Multi-Family Residential -2 (MF-2)** as established by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

1.4 MINIMUM DEVELOPMENT STANDARDS APPLICABLE:

- A. Landscaping shall be maintained by the individual property owner as applicable. All landscaping shall conform to City Code requirements.
- B. In no case shall outside storage be allowed in PD-25.

Exhibit B – Planned Development Standards

- C. Building height shall be determined by measuring the distance between the top of the building foundation slab (or bottom framing plate, if pier-and-beam construction) and the top plate of the tallest vertical building wall.
- D. Unless specified in PD-25 standards herein, parking requirements shall be determined based on the base zoning and use, in accordance with the City's applicable off-street parking requirements. Shared parking in non-residential subdistricts shall be permitted subject to City approval, pursuant to Chapter 35 of the City's Zoning Ordinance.

1.5 PROPERTY OWNER'S ASSOCIATIONS

- A. One or more property owners' associations (each a "POA") may be established for PD-25 pursuant to the requirements of the City and State of Texas. Property owners or POAs shall be the responsible entity for the maintenance of the access drives, shared parking, common areas, greenbelt easements, and general quality and character of the developments with PD-25. Any POA entity must be established before the first building permit issued for the development.
- B. At a minimum, an Architectural Review Committee will be established to review all site plans, enforce the provisions of this PD-25, and all deed restrictions. All maintenance for elements shown on concept plan or required by the City will be the responsibility of the individual lot owner of the property containing the feature.
- C. All public rights-of-way and alleys dedicated for public and municipal use shall be maintained by the City.

1.6 SIGNAGE

- A. Each lot shall be allowed one monument sign not to exceed 10' in overall height, 10' in overall width, or 50 sq. ft. in sign area. Each monument sign shall include a masonry base to match the building at least 2' in height that is included in the overall height of the sign. Any lot with frontage on two streets shall be allowed two monument signs, one on each street. Each monument sign shall be setback at least 5' from the front property line and at least 15' from any side property line and shall not be located in any utility or visibility easement. Each monument sign shall include landscaping around the base of the sign.
- B. Pole signs or pylon signs shall be prohibited.
- C. A development sign including the name, logo, and other branding associated with the development, shall be allowed at the intersection of S. Washington St. and S. Houston St. The sign shall be setback at least 5' from the front property line and shall not be located within any utility or visibility easement. The maximum height of the sign shall be 15' and the maximum width shall be 15'. The maximum sign area shall be limited to 100 sq. ft., with at least 50% of the sign area devoted to the name/logo/branding of the development and the remainder allowed to advertise anchor tenants for the development. The development shall include a masonry base at least 2' in height that is included in the overall height of the sign. [Note: You are welcome to come up with alternate standards for this one]

Exhibit B – Planned Development Standards

- D. The development shall also be allowed two smaller branding columns at the entrances to the development off S. Washington St. and S. Houston St. The columns shall be comprised of at least 70% masonry materials and include only the name and/or logo of the development. The columns are limited to a maximum height of 10' and a maximum width of 2'.
- E. All other business signage, including building signage, window signage, promotional signage, etc., shall adhere to the regulations for the "C" Commercial zoning district as specified in the City of Kaufman Zoning Ordinance, as amended.
- F. Murals on the sides or rear of buildings is encouraged. The location, size, and design of any mural will be determined during the site plan review process for each lot.

1.7 LANDSCAPING AND TREE PRESERVATION

- A. All development in PD-25 shall comply with the City landscape regulations, unless noted herein or in specific subdistrict standards.
 - i Foundation landscaping (any combination of shrubs, grasses, ornamental trees, or groundcovers) or planter boxes with flowering plants shall be used around the buildings.
 - ii Evergreen shrubs shall screen all parking and maneuvering areas from perimeter thoroughfares and surrounding properties.
 - iii The distribution of trees throughout the parking lot and along perimeter thoroughfares shall be in accordance with the typical zoning requirements for C – Commercial or MF-2 Multi-Family Residential-2, as applicable.
 - iv The planting of 4"+ caliper trees is encouraged.
 - v All ground equipment shall be fully screened by dense evergreen landscaping.
- B. All development in PD-25 shall comply with the City tree preservation regulations.
- C. Detention/retention pond areas (if required) shall be landscaped with trees and shrubs around the perimeter, with planting distribution to be determined at the site planning stage.
- D. Screening walls otherwise required between land uses shall not be required but are expressly permitted. Between uses, open-style fence (i.e., wrought iron, decorative steel, etc.) with masonry columns shall be used.

1.8 USABLE OPEN SPACE

- A. Except as provided below, all development in PD-25 required to provide usable open space shall comply with the requirements of Section 18.5 of the City's Zoning Ordinance and parkland and tree preservation requirements.

Exhibit B – Planned Development Standards

- B. All development in PD-25 required to provide usable open space may achieve standards in Section 18.5(D)(4) by alternatively preserving or planting trees (greater than three caliper inches) within the usable open space so that the minimum number of cumulative caliper inches of preserved or planted trees shall be 3 inches or greater per 1,000 square-foot of open space area.

1.9 ACCESS DRIVES

All shared drives and access points shall comply with federal, State, and local requirements pertaining to turnarounds, vehicle stacking, emergency access, and similar design requirements. In the event that an approved Concept Plan for PD-25 depicts elements in conflict with these design requirements, this conflicting provision shall prevail over the Concept Plan.

1.10 TEMPORARY STRUCTURES

Temporary structures for the construction of the developments, sales, leasing, and other marketing and development uses are an allowed use in this PD-25, in accordance with City codes.

1.11 LAND USES PERMITTED

All of the following land uses shall be permitted within Subdistrict PD-25, by right. Where indicated below, or with respect to other allowable land uses permitted in Commercial (C) districts, such use shall require a specific use permit or authorization from the City.

- A. Retail stores, general merchandise, or services
- B. Food stores
- C. Convenience stores without gasoline sales
- D. Dry cleaners
- E. Donut, bakery or confectionery shop
- F. Consignment shop (indoors)
- G. Antiques (indoors)
- H. Appliance sales and repair (no outside storage) – subject to SUP approval
- I. Appliance, tool or furniture rental (indoors)
- J. Building materials, hardware/home improvement (indoor only)

Exhibit B – Planned Development Standards

- K. Multi-family residential (MF-2)
- L. Personal service uses (barber/beauty shop, tailor, shoe repair, seamstress, etc.)
- M. Massage therapist (state-licensed) – subject to SUP approval
- N. Pet shop and grooming (no outside kenneling, no overnight boarding)
- O. Pharmacy/drug store
- P. Restaurant with or without drive-through service
- Q. Brewery or brewpub – subject to SUP approval
- R. Winery or wine bar – subject to SUP approval
- S. Cocktail bar or lounge – subject to SUP approval
- T. Cigar lounge – subject to SUP approval
- U. Alcoholic beverage sales in conjunction with a restaurant – subject to SUP approval
- V. Studio for decorator, artist, or photographer
- W. Studio for music, dance, or drama
- X. General business and professional office use
- Y. Medical, dental, or optician clinic, laboratory, or office
- Z. Financial institution with or without drive-through service
- AA. Telemarketing agency
- BB. Day care center (childcare for 7+ unrelated children) or day camp for children – subject to SUP approval
- CC. School (business or commercial trade) – subject to SUP approval
- DD. School (private, public, or parochial)
- EE. Church, rectory or temple
- FF. Civic/community center (public)
- GG. Theater or playhouse (indoor)
- HH. Commercial amusement (indoor) or amusement arcade
- II. Health, fitness, sports club (indoors only)
- JJ. Auto parts or accessory sales (indoor)

Exhibit B – Planned Development Standards

1.12 LOT, HEIGHT AND AREA RESTRICTIONS:

Minimum Lot Area	10,000 sf
Minimum Dwelling Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Build-to-Line	80 ft
Minimum Rear Yard	10 ft
Minimum Side Yard	10 ft
Maximum Height Commercial	3 Stories/45 feet
Maximum Height Multi-family	4 stories / 50 feet
Maximum Lot Coverage (area covered by buildings and other structures)	60%

*Note – Covered patios may encroach the required building setbacks up to 5'. Uncovered patios are not subject to the setback requirements.

Exhibit B – Planned Development Standards

1.13 ARCHITECTURAL DESIGN STANDARDS

The following minimum standards for architectural design will provide a unified and enhanced level of design throughout the development. Specific elements to be included will be determined during the site plan review process for each lot. Elements may include a combination of the following:

- A. Enhanced building corner treatments.
- B. Four-sided architecture, with similar architectural elements repeating on all facades of each building.
- C. Windows, awnings, false windows, decorative shutters, or other elements on all elevations of a building.
- D. Building articulation, with wall plane recesses and projections at regular intervals.
- E. Roof line articulation and parapets to screen flat roofs and rooftop equipment from view.
- F. At least 70% masonry materials (brick and/or stone) on each elevation.
- G. Accent features or materials (i.e. stucco/EIFS, metal, cementitious fiber, etc.)
- H. Ground-floor design and programming for any three-story multi-family residential buildings, should include commercial uses, live-work units, storefront treatments, leasing office, amenities (community room, fitness center, etc.), etc.
- I. Balconies or patios should be provided for all residential units.
- J. A maximum of five (5) Drive-thru facilities will be allowed and are subject to site plan approval.
- K. A maximum of six (6) outdoor patios will be allowed and are subject to site plan approval. This limit only applies to patios that function as part of the building use and does not apply to open play area, common seating areas or recreational elements.
- L. All Development must undergo site plan review and approval to ensure compliance with the regulations of PD-25 and the base zoning requirements, as applicable.

Exhibit C-1 – Concept Plan 1

Exhibit “C-1” Concept Plan 1 -

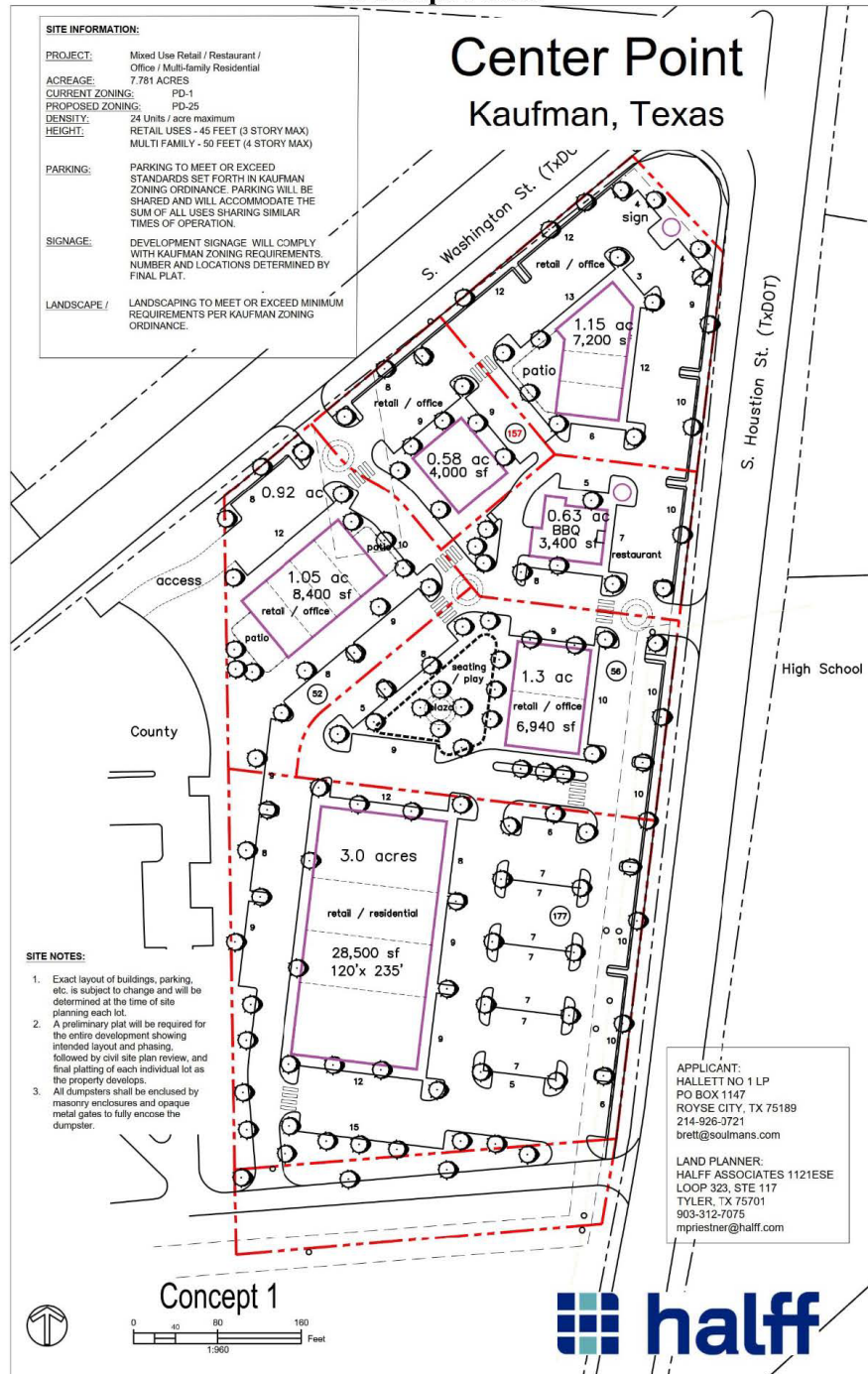
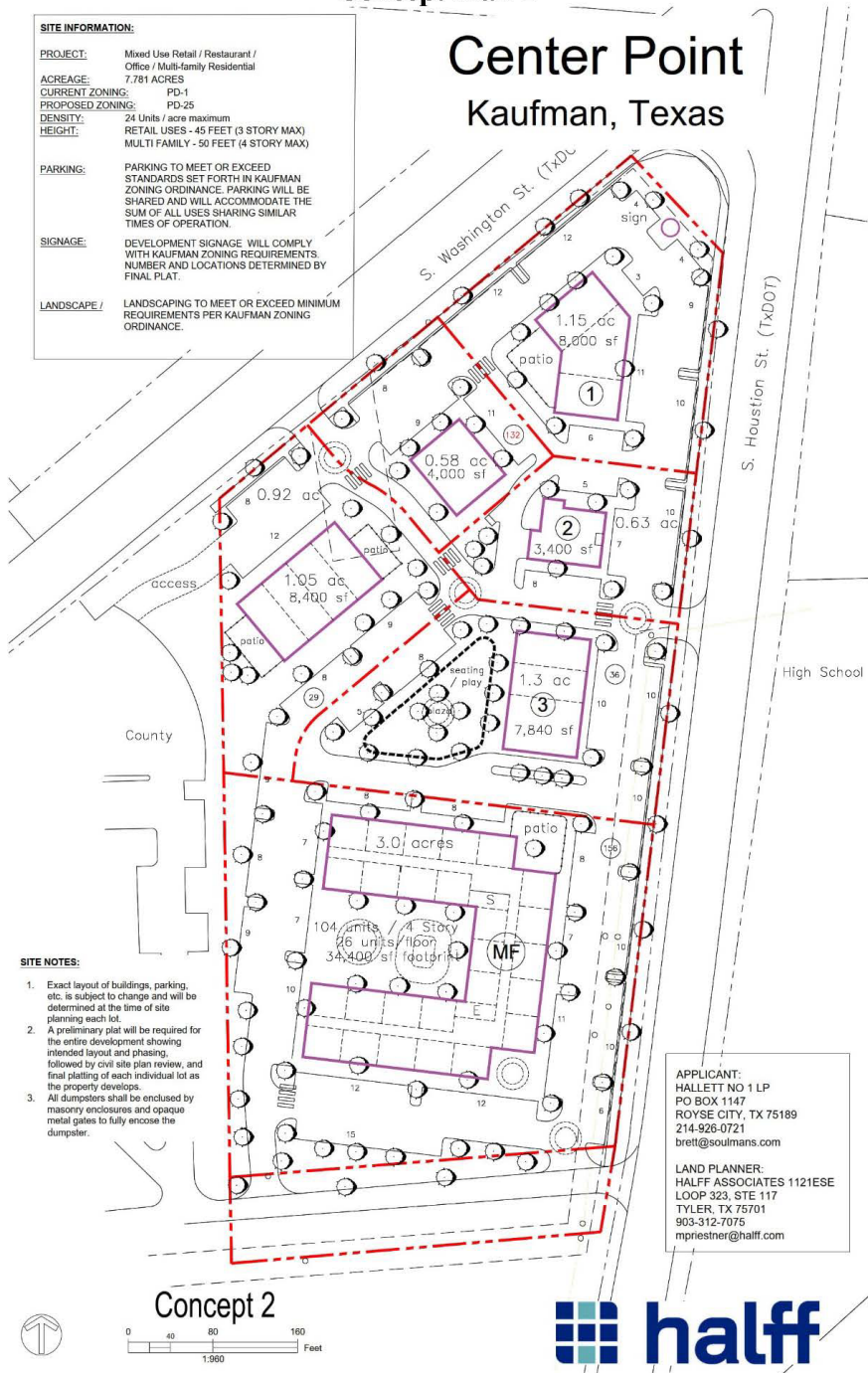


Exhibit C-2 – Concept Plan 2

Exhibit “C-2” Concept Plan 2 -



Z-08-23 PD-25

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Exhibit D – Photos

**Exhibit “D”
Photos**





Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Childcare Facility**, situated on 0.452 acres out of the Kaufman Revised Plat, Block 386, Lot 1R, City of Kaufman, Kaufman County, Texas, said property is located at **250 N. Shannon St.** (Property ID 28829). The property is zoned Commercial (C) for a childcare facility. (Case No. SP-08-23)

BACKGROUND/SUMMARY:

The subject property includes 0.452 acres located at 250 N. Shannon St. The property is zoned (C) Commercial District and currently has one building, which has been vacant since July 2012, when it lost its nonconforming status. The property was previously zoned as "GI" General Industrial on the 1988 and 1992 zoning map. The City Wide Rezoning in 1999 changed the zoning to "C" Commercial.

The applicant is requesting approval of a site plan for the purposes of occupying an existing building with a childcare facility, which is an approved use for that zoning district.

Site Plan

A site plan has been prepared, with the following items to take place prior to the building being occupied:

Phase 1 – Before the building is occupied

- The existing 1,603 sq. ft. building will remain and will be revised with a remodel permit to accommodate a childcare facility.
- The elevations of the building will not change.
- A parking lot will be installed with 8 regular parking spaces and 1 handicapped parking space. This parking lot will be used by staff and customers dropping off or picking up kids.
- The trash enclosure area will be located at the back of the parking lot and will be enclosed by a masonry wall and metal gate.
- A 5' wide concrete sidewalk will be installed on Hickory Street and Shannon Street.
- Additional landscaping will be added as a buffer between the parking lot and W. Hickory Street.

Phase 2 – Between 6 months to 12 months after Phase 1 is completed

- The playground will be located at the back of the building near the parking lot. This location allows flexibility on the growth of the playground area.
- A fence will be required with the playground.
- Texas Health and Human Services Section 746.4301 requires playground areas and fencing for childcare facilities.

The childcare facility will not prepare any food at this location, but will have the food delivered by a contracted company. If there is a change in the food service or change in ownership, then a grease trap may be required.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-4	Vacant Land
South:	C	Vacant Land
East:	SF-10	Mt. Arie Baptist Church
West:	C	Vacant Land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The proposed site plan of a childcare facility is compatible with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan designates North Shannon Street as a Minor Collector with a right-of-way width of 60 feet. The Thoroughfare Plan does not have a designation for the 500 block of West Hickory Street. No additional right-of-way is required. Any additional necessary right-of-way dedication is done during the platting process (if required).

RECOMMENDATION:

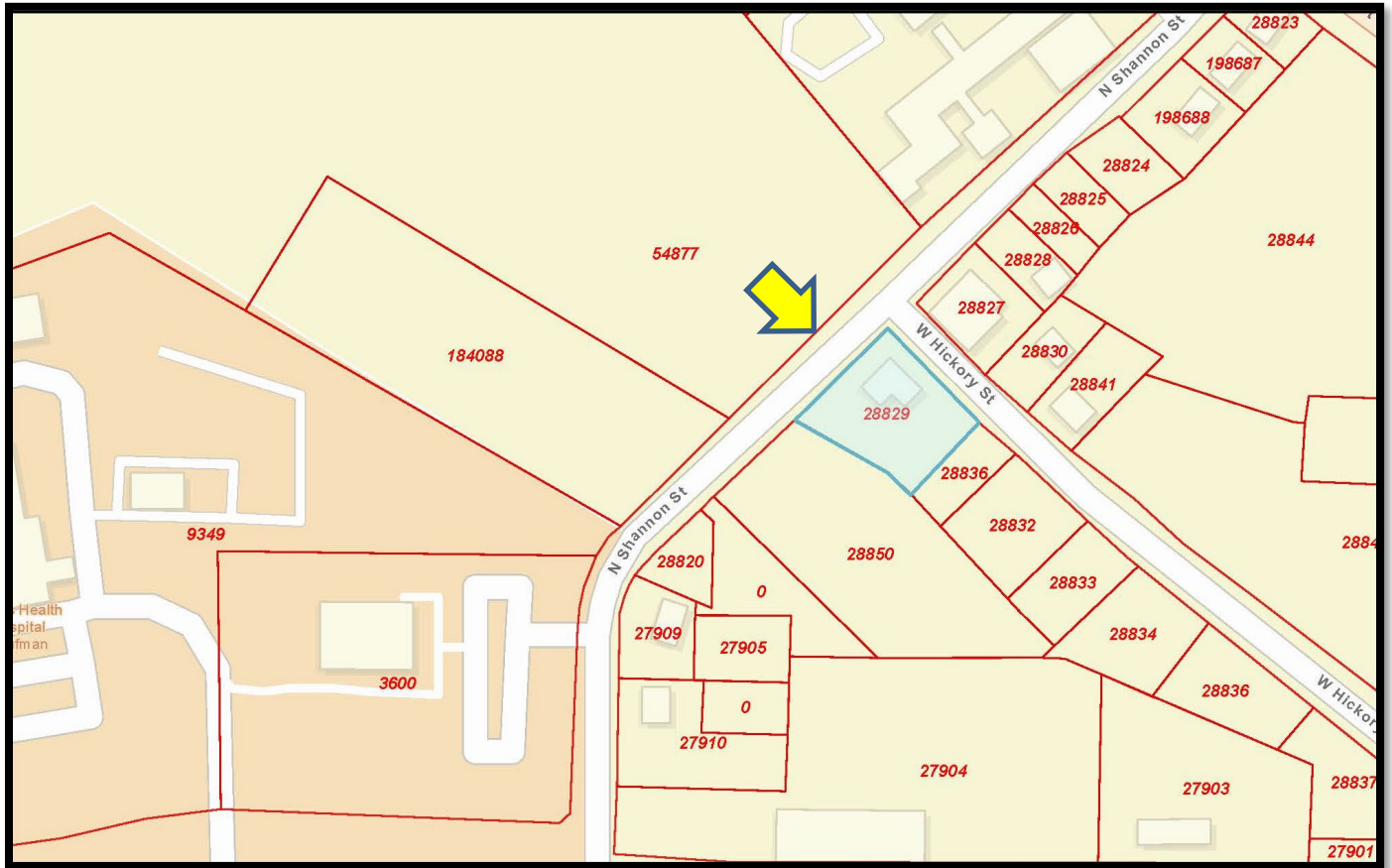
The proposed site plan is consistent with the zoning requirements. Staff recommends approval of the Site Plan for 250 N. Shannon St. to accommodate a childcare facility.

ATTACHMENTS:

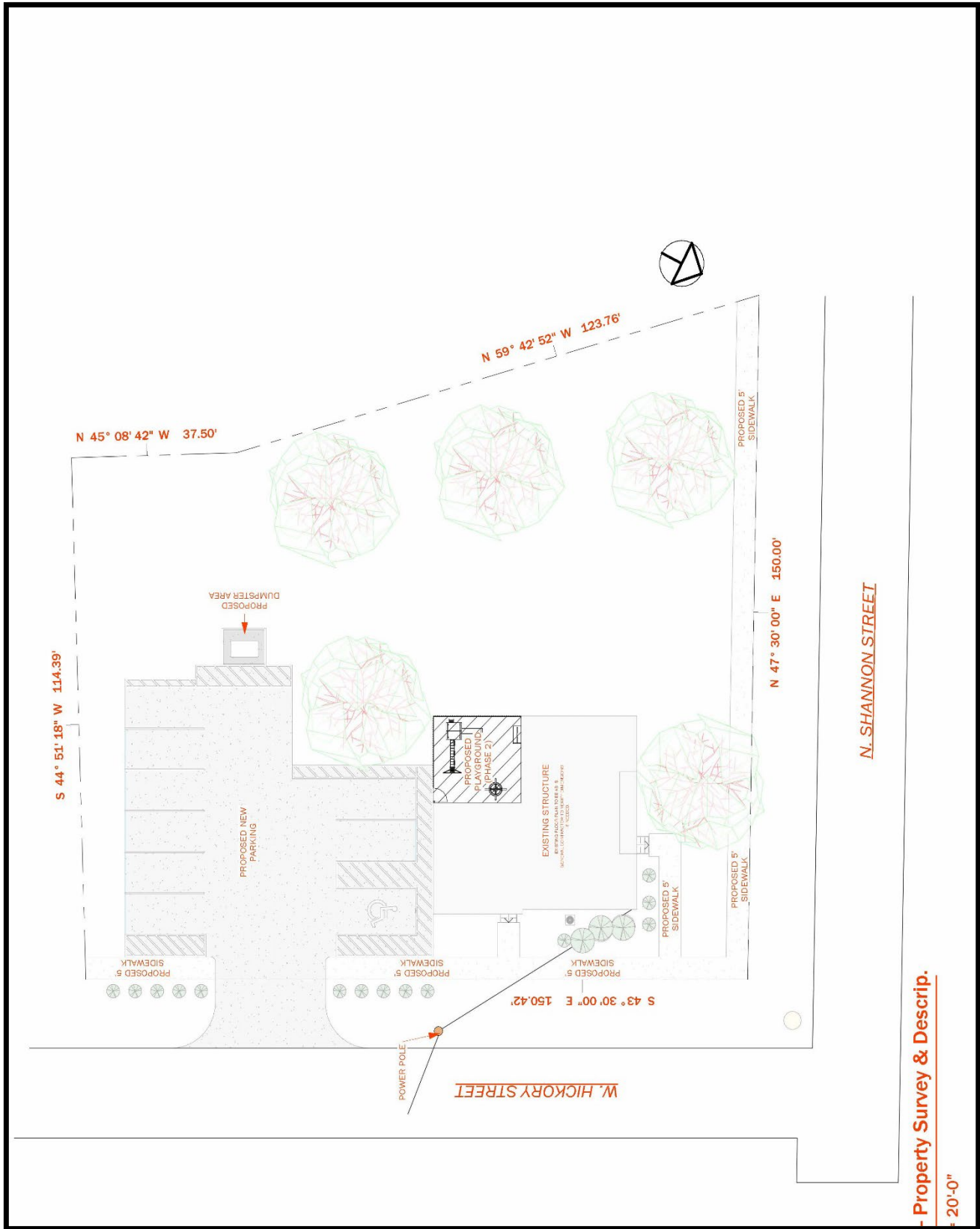
- Location Map
- Survey & Description
- Site Plan
- Elevations
- Landscape Plan

Joy Henderson
Planner 1
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map



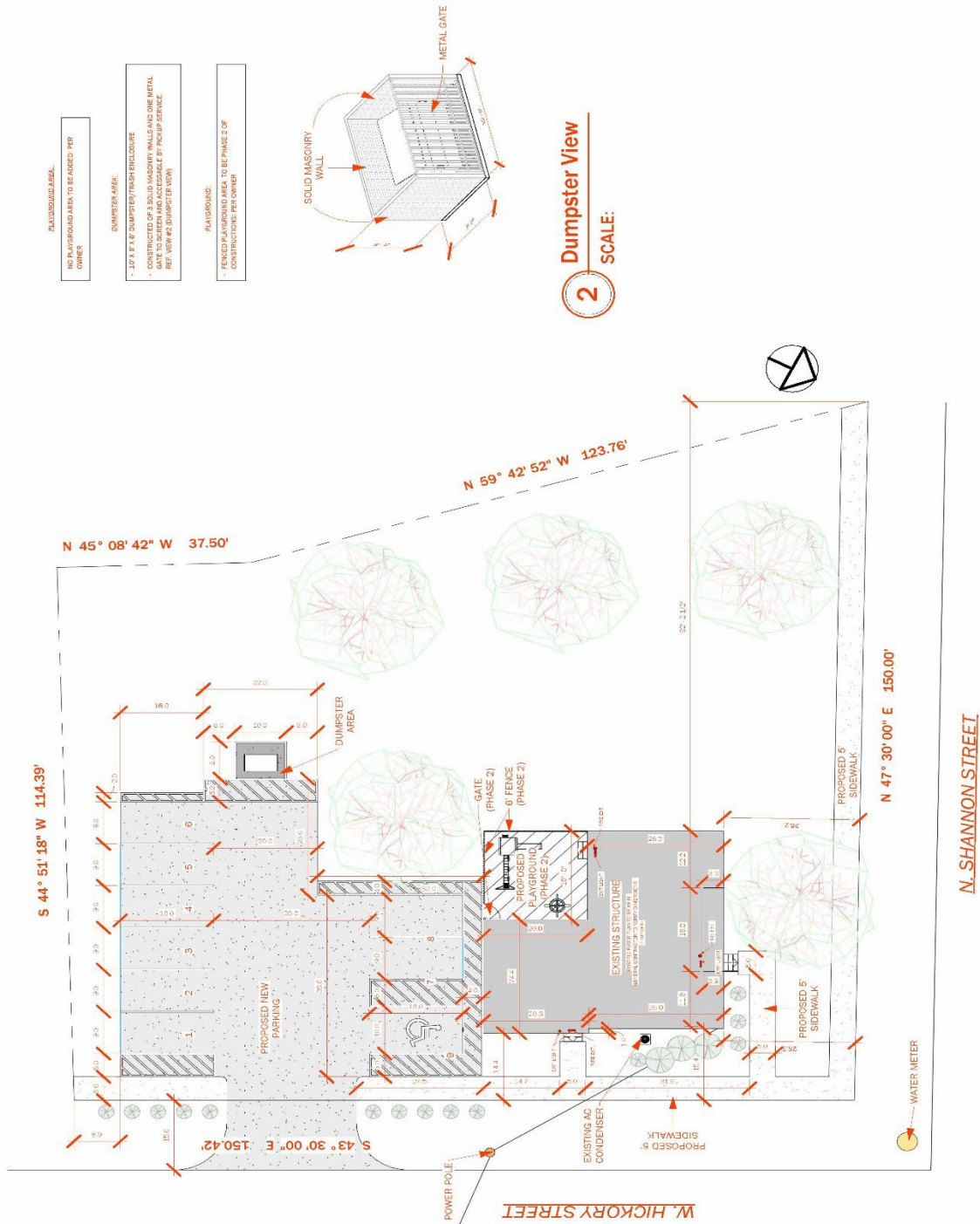
Survey & Description



- Property Survey & Descrip.

= 20'-0"

Site Plan



PLAYGROUND AREA

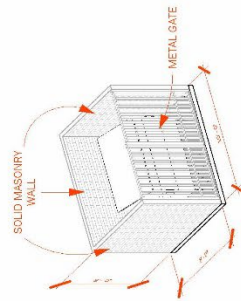
NO. 10. W/THROUGH AREA TO BE ADJACENT PER
DUMPSTER

DUMPSTER AREA

1. 10' x 16' DUMPSTER/TRASH ENCLOSURE
- CONSTRUCTED OF 3. SOLID MASONRY WALLS AND ONE METAL
GATE TO SCREEN AND ACCESSIBLE BY PUMP SERVICE.
REF. VIEW #2 DUMPSTER (IN VIEW)

PLAYGROUND

7. FENCED PLAYGROUND AREA TO BE PHASE 2 OF
CONSTRUCTION PER OWNER



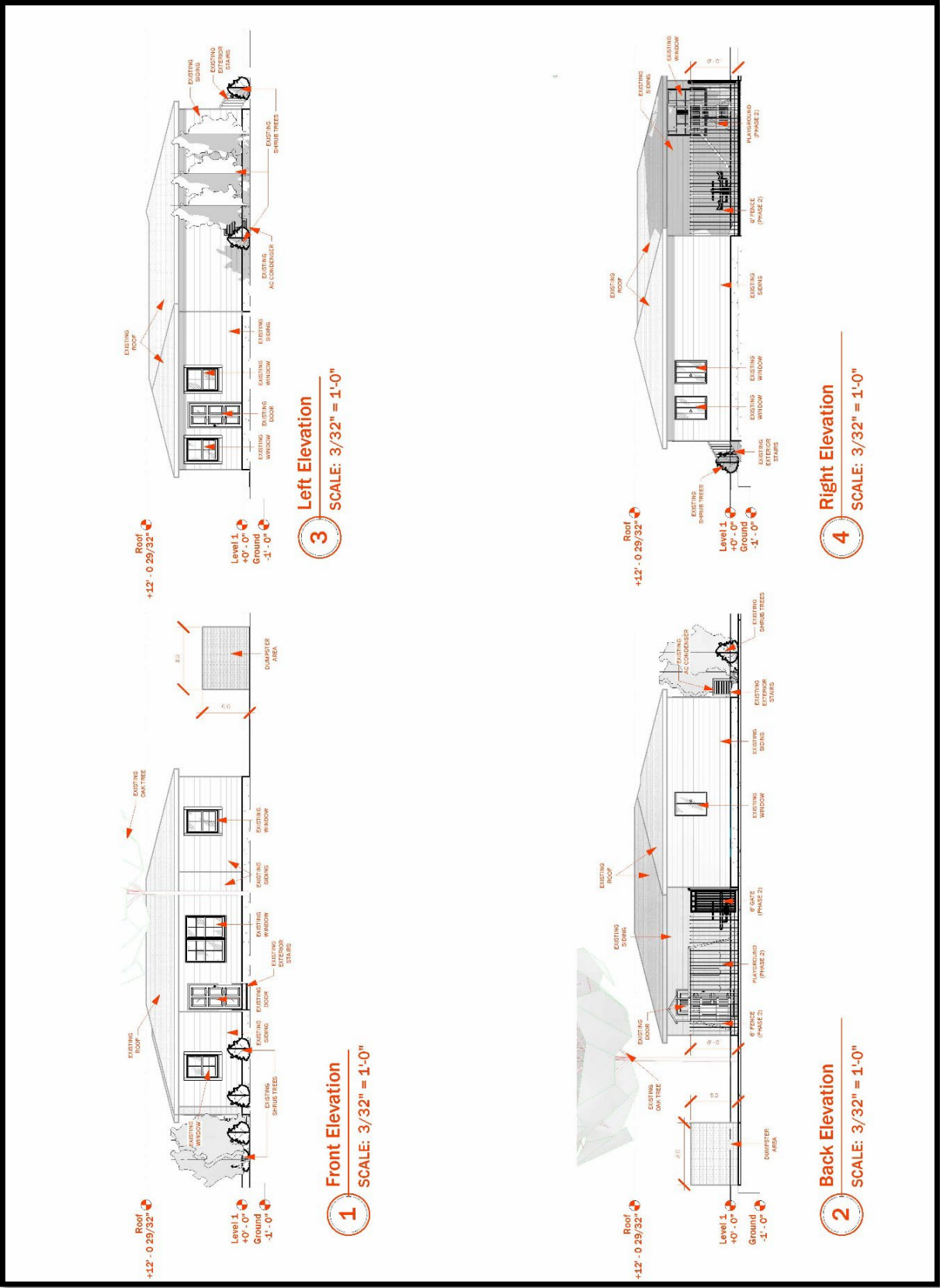
2 Dumpster View

SCALE:

1 Exhibit B - Site Plan

SCALE: 1" = 20'-0"

Elevations



Drainage and Landscape Plan



Exhibit D - Landscape Plan

SCALE: 1" = 20'-0"